



## Planning Committee

**Wednesday, 17 April 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 13 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/18/2726/FA: The Other House, Beeches Drive, Farnham Common, Buckinghamshire, SL2 3JT (Pages 9 - 22)*

*PL/18/2916/FA: 68 Wattleton Road, Beaconsfield, Buckinghamshire, HP9 1RY (Pages 23 - 28)*

*PL/18/4310/FA: Byways, Gregories Farm Lane, Beaconsfield, Buckinghamshire, HP9 1HJ (Pages 29 - 40)*

*PL/18/4550/FA: Neelam Stables, Parsonage Lane, Farnham Common, Buckinghamshire, SL2 3PE (Pages 41 - 46)*

*PL/18/4669/FA: 11 Britwell Road, Burnham, Buckinghamshire, SL1 8AQ (Pages 47 - 56)*

*PL/19/0187/FA: 3 Owlsears Close, Beaconsfield, Buckinghamshire, HP9 1SS (Pages 57 - 70)*

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

*18/00928/FUL: Old Oak Farm, Parsonage Lane, Farnham Common, Buckinghamshire, SL2 3PA (Pages 71 - 90)*

*Appendix to 18/00928/FUL (Pages 91 - 102)*

*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 103 - 152)*

For information.

6. Enforcement Update *(Verbal Report)*

7. Planning Appeals and Schedule of Outstanding Matters *(Pages 153 - 154)*

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

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**PLANNING COMMITTEE**

**Meeting - 6 March 2019**

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

*All Members attended site visits.*

Apologies for absence: J Jordan and B Gibbs

**37. MINUTES**

The minutes of the Planning Committee held on 6 February 2019 were approved and signed by the Chairman as a correct record.

**38. DECLARATIONS OF INTEREST**

Councillor Dr W Matthews declared a personal interest under the Council's Code of Conduct in application PL/18/3175/FA as she was a Member and current Chairman of Iver Parish Council and a Member of Richings Park Residents' Association, who had each made representations about the application. She had not attended any meetings when this application was discussed by the Parish Council or the Residents' Association nor expressed a view on the application and had not pre-determined the application.

**39. 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:**

## Planning Committee - 6 March 2019

		Decision
<b>Plan Number:</b>	PL/18/3175/FA	P
<b>Applicant:</b>	Mr J Kand	
<b>Proposal:</b>	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.	
Notes: <ul style="list-style-type: none"> <li>• A site visit was undertaken by Members.</li> <li>• There was no public speaking on the application.</li> </ul> <p>Councillor M Bezzant proposed that the application be permitted subject to the conditions and informatives outlined in the Officer's report. Councillor M Lewis seconded the proposal which was then agreed unanimously at a vote.</p> <p><b>RESOLVED</b> that the application be permitted subject to the conditions and informatives outlined in the officer's report.</p>		
		Decision
<b>Plan Number:</b>	18/00426/FUL	W
<b>Applicant:</b>	Mr Bradford (Howarth Homes)	
<b>Proposal:</b>	Redevelopment of site to provide a block containing 21 apartments with associated access, landscaping and hardstanding.	
Notes: <ul style="list-style-type: none"> <li>• This application was withdrawn by the applicant.</li> </ul>		

**(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 & Economic Development.

40. **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 4.32 pm

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**PART A****South Bucks District Council  
Planning Committee****Date of Meeting:** 17 April 2019**Parish:** Farnham Royal Parish Council

<b>Reference No:</b>	PL/18/2726/FA
<b>Proposal:</b>	Erection of 6 flats incorporating vehicular access and hardstanding.
<b>Location:</b>	The Other House, Beeches Drive, Farnham Common, Buckinghamshire, SL2 3JT
<b>Applicant:</b>	Mr Mav Sandhu
<b>Agent:</b>	Mr Harmeet Minhas
<b>Date Valid Appl Recd:</b>	2 August 2018
<b>Recommendation:</b>	REF
<b>Case Officer:</b>	Mr Graham Mansfield

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



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NOT TO SCALE

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### **REASON FOR PLANNING COMMITTEE CONSIDERATION**

Members are advised that an appeal has been lodged against the Council's failure to determine this application within the statutory time period, as such, the application now falls to be determined by the Planning Inspectorate but it is recommended that the Planning Inspectorate be advised that in the absence of an appeal being lodged the District Council would have been minded to refuse this application as per the details contained in the following officers report.

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 is located within the developed area of Farnham Common and comprises of a detached dwelling located on a mature and generous plot. The surrounding properties are of varying architectural designs on similarly proportioned plots.

The application site is a corner plot located at the junction with The Avenue and Beeches Drive, both of which are private roads. The vehicular access to the site is from Beeches Drive.

The site is screened by mature vegetation and trees, many of which are subject to tree preservation orders. The site is located close to Burnham Beeches which is designated a SSSI, Special Area of Conservation and National Nature Reserve. In addition, the site is located with the river catchment area of the Nile.

For the purposes of the Chiltern and South Bucks Townscape Character Study, the site lies within an area which is designated as a 'Green Suburban Road'.

There is an extant permission on site for the demolition of the existing dwelling house and the erection of a replacement dwelling (as approved under planning reference 18/00250/FUL).

### **THE APPLICATION**

Planning permission is sought for the redevelopment of the site to provide a replacement building incorporating six residential self-contained flats.

In terms of location, foot print and design, the proposed building would be largely similar to that approved under planning reference 18/00250/FUL. However the current proposal would have a further single storey side to rear element adjacent to the common boundary with 'Homewood'.

In addition it is proposed to incorporate basement parking which would provide six car parking spaces. A further four surface level car parking spaces would be provided to the front of the site.

The rear garden would be retained to serve as a shared amenity space for future occupiers.

### **AMENDMENTS TO PREVIOUS APPLICATION (18/00250/FUL)**

- A single storey side to rear element has been incorporated into the current scheme. This would be a maximum width of 5.0m and 12.5m in depth adjacent to the common boundary with 'Homewood'.
- A further single storey projection would be incorporated in the current scheme which would be approximately 9.0m in width and 2.2m in depth.
- The current application would seek to incorporate self-contained dwellings within the proposed building which would be set out as follows.
- Three self-contained flats on the ground floor (x2 two bedroom flats and x1 one bedroom flat), two self-contained flats on the first floor (x2 two bedroom flats) and one self-contained flat in the loft space (x1 two bedroom flat)
- It is proposed to incorporate a basement parking into the current proposal which would also include a vehicular ramp on the south east corner of the proposed building.

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### **RELEVANT PLANNING HISTORY**

17/01597/FUL; redevelopment of site to provide two detached dwellings, construction of vehicular accesses and associated landscaping; Refuse Permission; refused on design, trees and ecology.

17/00906/FUL; Redevelopment of site to provide two detached dwellings and creation of new vehicular accesses; Refuse Permission; refused on design, tree and ecology.

18/00250/FUL; Replacement dwelling with vehicular access; conditional permission.

### **TOWN/PARISH COUNCIL**

Responses dated 14.09.2018

The change of use from a single to a multi residency building is not in keeping with the character and design of the rest of Beeches Drive/The Avenue and the number of proposed additional cars using the Avenue is a concern. The plan does not appear to show how cars will access the proposed, basement car parking.

### **REPRESENTATIONS**

22 representations were received in response to the consultation and the comments are summarised as follows:

- Density of the development is unacceptable
- Size and overdevelopment of the site
- Multi-dwelling building is out of character with the surrounding area
- Basement car parking and its impact on water table and tree roots
- Traffic concerns due to increased intensity
- Insufficient parking
- Inappropriate scheme would act as a precedent
- Out of date supporting documents
- Loss of privacy
- Suggested entrance not viable
- Impact on Burnham Beeches
- Hazards to pedestrians and other road users
- Reliance on car parking means that the proposed car parking would be inadequate
- Road parking not permitted by residents association
- Residents road rights diminished
- Roads not suitable for a higher intensity use.
- Impacts on rights of way
- Potential road damage
- Impacts on access for emergency vehicles
- Construction traffic concerns
- Impacts of piling on neighbouring residents
- Excavations are danger to the safety of neighbouring properties.
- Devaluation of neighbouring properties
- Impact of proposed gates on adjacent highway
- Little storage or private amenity space
- No statement regarding affordable housing
- No space for lift machinery
- Removal of protected trees
- Building is overbearing
- Basement car parking detrimental to character of the are and neighbouring residents
- Access to the car parking inaccurately shown
- Application should not have been validated as there are no reports of construction management, ecology or hydrology.
- No Design & Access Statement and no traffic assessment has been submitted
- No suitable refuse storage
- Space standards for proposed flats.

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## CONSULTATIONS

County Highways:

The Highway Authority has no objections or conditions to add to any permission which may be granted.

City Of London:

The application site is 63m from the boundary of BB at its closest point and will add an additional 6 dwellings in an area designated as a Green Suburban Road by SBDC. The CoL is concerned about the effect of this proposal on BB, in isolation and in combination with others for the following reasons:

- Hydrology. There are errors in the report which has not been updated since I gave comments on a previous application: The application site is just 63m from the boundary of BB (not 100m) & I am not aware of any discussions with City of London officers. The report indicates that SUDS principles will be followed but the application indicates the contrary.  
We have concerns over the chemical composition of water run-off into the Nile which is very close by.
- Urbanising an area designated in the Townscape Character study (2014) as a Green Suburban Road (contrary to SBDC policy) as the new building will be large and high - Contrary to Core Policy 9 stating that development in close proximity of the BB be restricted to ensure no adverse effect on the integrity of the SAC.
- Increasing the number of visitors to BB, contributing to the wear and tear and causing potentially negative impacts on the protected habitats (it will add an estimated additional 383 visits to BB each year)
- Increasing the amount of traffic and hence also air pollution adjacent to the SAC as there will be more car movements (with 7 more parking spaces) - There is no tree report. Some trees have TPO designations and all provide valuable habitats for species found in Burnham Beeches. Details of how these will be protected during the demolition and construction is needed.
- The bat report is based on survey work in summer 2017 and states that a new survey is required should building not start within 12 months. - Development of the site will increase the urbanisation of the area reducing refuges for rare and protected species such as Stag Beetles and bats
- There are no details of how the demolition process will avoid dust pollution and other contamination to BB The City requests that:
- This application be refused. The applicant is required to demonstrate 'No adverse impact on BB alone and in combination with other past and proposed developments Should it be permitted the SAC should be protected from harm and net gain for biodiversity sought.

Natural England:

No objections, subject to appropriate mitigation measurements in line with the submitted hydrological assessment report (as prepared by Col Easdon Consultants).

Waste:

No objections, please note they will require space for 2x 1100L and 2x 360L bins. The plans do not reflect this.

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Ecology:

I have reviewed the Bat Dusk Emergence Survey report produced by Brindle & Green (August 2017) and am satisfied that the impact of the proposed development on protected species has been given due regard. No evidence of bat roosting was identified during the surveys undertaken in 2017. Protected species surveys are typically considered valid for no longer than two years, therefore prior to the commencement of any works of site clearance, updated bat surveys shall be undertaken to confirm the continued likely absence of bats. Should any bats be found roosting within the building or any tree, mitigation shall be agreed with the Local Planning Authority ecologist and Natural England.

Tree Officer:

No objections subject to conditions.

## **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: EP3, EP5, H11 and TR7

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

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

## **EVALUATION**

1. The NPPF was revised on the 19th February 2019 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.

2. With regard to this specific application, it is considered that all of the relevant local policies, as highlighted above, are in accordance with the NPPF. As such, it is considered that this application should be assessed against the relevant local policies set out above and it is considered appropriate to afford these policies significant weight. Where there is a difference or conflict in policy, then the NPPF takes precedence.

## **Principle of the Development**

3. The site is located within the developed area of Farnham Common where new residential development can be acceptable provided that it does not adversely affect any interests of acknowledged importance, which include factors such as the character and appearance of the area and the amenity of neighbouring properties.

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

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

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

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

### **Affordable Housing**

8. Policy CP3 of the South Bucks District Core Strategy (2011) sets out the affordable housing requirements. It requires that schemes of 5 or more units must provide 40% of the proposed units as affordable housing. If this cannot be achieved, then it would be for the applicant to demonstrate and justify this, providing a viability assessment setting out what they consider to be a more appropriate amount or justifying zero provision. The recently published NPPF (published on 19th February 2019) states in para 63 that the provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (which include the AONB). For housing, major development is defined in the glossary 10 or more homes, or the site has an area of 0.5 hectares or more.

9. The current application is for 6 residential units and has a site area of 0.16 ha. The application site is not within the AONB. The proposed building would have a total gross internal floor area of approximately 707.85m<sup>2</sup>.

10. The NPPF states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses and also states that decisions should support development that make efficient use of land. Core Policy 3 also seeks to ensure that developments are not built at a low density to avoid the need for affordable housing. As such it is appropriate to consider whether the overall floorspace of the development is capable of accommodating 10 homes to meet the NPPF threshold such that affordable housing requirements set out in Core Policy 3 should be applied.

11. In terms of establishing the potential number of homes that the proposed building could accommodate, it is considered that the National Technical Housing Standards published by the Department for Communities and Local Government (March 2015) should provide the benchmark for the unit sizes. The document provides internal space standards, including the appropriate gross internal floor area, for new dwellings. The standards are organised by storey height and deal separately with one storey dwellings (typically flats) and two and three storey dwellings (typically houses). The standards also provide a range to account for the number of bedrooms and bed spaces. In this case the relevant standards are those that apply to flats (one storey dwellings) and the table below provides a summary of the range of floor spaces that are considered appropriate having regard to the number of bedrooms as well as an average for each type.

<b>Number of Bedrooms</b>	<b>Range (square metres)</b>	<b>Average (square metres)</b>
1	37 - 58	47
2	61 - 79	70

12. The proposed building would have a total gross internal floor area of approximately 707.85m<sup>2</sup> with the habitable portion having a floor area of approximately 643.5m<sup>2</sup>. Having regard to the above National Space Standards it is considered that 10 flats (to meet the NPPF threshold) could easily be accommodated within the proposed floor space.

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13. Core Policy 3 of the South Bucks District Core Strategy (2011) states that affordable housing should normally be provided on-site. However, where there are sound planning or other reasons, and the developer and Council agree, a financial contribution (or off-site provision) in lieu of on-site provision may be acceptable. In addition, a partial commuted payment will be sought on sites where, by virtue of the number of dwellings proposed, it would not be possible to deliver 40% affordable housing on-site.

14. Given the above, the proposal should provide 40% of the units on site which would amount to 2.4 units. As such, the policy 2 units on site plus a financial contribution to cover the 0.4 would be deemed necessary for a policy compliant scheme.

15. Discussions were initially carried out with the applicant for them to demonstrate that the proposed development was either capable of providing on-site affordable housing. Whilst some work was carried out in association with 2 registered providers no further information was forthcoming in terms of compliance with Core Policy 3. Officers note that negotiations carried on past the statutory determination date and during the early part of 2019, the applicant submitted appeal against the Council for non-determination of the application. The current position is that applicant does not agree that affordable should apply and is not currently proposing any affordable housing.

16. Paragraph 7.1 of the Council's adopted Affordable Housing Supplementary Planning Document (2013) states that Core Policy 3 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 the provision for the developer to make a financial contribution as a commuted sum to the Council to enable housing provision to be made elsewhere. This approach is in line with the NPPF which states that local authority policies should seek to provide affordable housing on-site, unless off-site provision can be robustly justified and the agreed approach better contributes to the objective of creating mixed and balanced communities.

17. Notwithstanding the above, no robust evidence has been put forward to demonstrate that the development is not capable of providing on site affordable housing provision in line with Core Policy 3. Furthermore, the applicant has not completed as legal agreement to either secure on-site affordable housing provision or a financial contribution in lieu of on-site provision.

18. In light of the insufficient information of demonstrating that the site is incapable of making an on-site affordable housing contribution and in the absence of a legal agreement to secure an appropriate contribution toward affordable housing the proposed development 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).

### **Design/character & appearance**

19. Section 12 of the NPPF sets out the requirements in achieving well-designed places. Paragraph 127 (b) states that planning policy and decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective architecture. Section d of the same states that planning decisions should ensure that developments establish or maintain a strong sense of place, using the arrangement of the streets spaces, building types and materials to create attractive, welcoming and distinctive places to live, work or visit.

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

21. A number of objections have highlighted that the density of the proposed scheme and the design of the proposal would be out of character in relation to surrounding development.

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22. The proposal would result in the replacement of a single family dwellinghouse with a building containing six self-contained residential flats. In terms of density the proposal would result in a density of 37.2 DPH (dwellings per hectare) compared to the existing density of 6.2 DPH.

23. Whilst it is acknowledged that the resultant density is higher than that of the existing and surrounding properties, it is considered that the density alone would not result in a reason for refusal and cannot be assessed in isolation. Officers consider that regard should also been given to the character and appearance of the locality, in light of the fact that the proposal would align with the aims of the NPPF in promoting sustainable and effective use of land.

24. It is a material planning consideration that the application site benefits from an extant permission for a replacement dwellinghouse with accommodation in the roof space (as approved under reference 18/00250/FUL).

25. In terms of bulk and footprint, the proposal would be largely the same except for an additional single storey side to rear element and a basement containing a car park with an access ramp. Officers consider that the single storey element would not add significant bulk to the scheme that has already been approved. Similarly, the basement element would be contained within the footprint of the overall building and therefore would not be evident from ground level.

26. In relation to separations gaps, it is noted that the additional single storey element sought would result in the building moving closer to the common boundary with 'Homewood' (to the west). However, the front elevation of the single storey side element would set back sufficiently from the front elevation that it would not be overly dominant in the streetscene. An appropriate separation gap of 5.0m would exist at first floor level between the proposed western flank elevation and common boundary with Homewood.

27. Overall, the level of spaciousness that is to be retained between the proposed building and the flank boundaries, as well as the significant set-back of the building from the front of the site, it is considered that the proposed building would not appear over bearing or obtrusive within the street scene and that an appropriate level of spaciousness would be maintained compatible within the existing street scene. As such, it is considered that the proposed building would not look too large for the site or for the locality in general and it would not appear as a cramped overdevelopment of the site.

28. In terms of height, the proposed building would have a maximum roof ridge height of 8.8m and eaves height of 5.95m. These dimensions are consistent with that of the building previously approved. As such, no objections are raised in terms of scale and height.

29. The proposed building, in terms of the overall architectural design mimics that of the approved dwellinghouse under reference 18/00250/FUL. The proposed building has been designed in a manner to replicate an appearance of a large detached dwelling, with one main entrance door on the front elevation.

30. In terms of the impact on the overall streetscene, it is considered that the proposed building would not detract from the character of the area. It was noted that the surrounding dwellings are of a wide range of architectural styles.

31. The current proposal would involve the incorporation of basement parking. To facilitate this element it would be necessary to incorporate a vehicular ramp. The presence of an access ramp serving the basement is not a common feature within the locality. In this instance, it is considered that the access ramp would not be substantial in size and due to its set back from the front of the site, and the presence of the mature front boundary screening, would have a minimal visual presence. On this basis, it is considered that it would not adversely impact upon the character and appearance of the locality. Further to this, the materials for such a ramp could have been controlled by way of condition if all other aspects of the proposal were deemed acceptable.



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32. Overall, the proposed development would be of an appropriate massing, scale and design that would be satisfactory in terms of impact on the character of the area. The proposed scheme would therefore accord with the aims of the NPPF and policy EP3 of the South Bucks District Local Plan (1999).

**Residential amenity: Future occupiers**

33. Whilst the design of the external of appearance of the proposed development has been discussed above, consideration is also given to the impact of the proposed development on future occupiers.

34. The proposed development would provide 6 self-contained flats. Proposed floor plans indicate that the habitable rooms of the proposed development would afford sufficient daylight and outlook. In addition, the proposed flats would accord with the National Standards in terms of floor space.

35. The proposed development would not provide private amenity space for the proposed six flats. However, a generous rear amenity space would be retained for the purposes of amenity space. Therefore no objection would be raised in this regard.

**Residential amenity: Neighbouring residents**

36. A number of objections have highlighted concerns in relation to the impact of the building in terms of residential amenity and privacy.

37. The proposed building would be similar to that of the approved dwelling under reference 18/00250/FUL. Distances of approximately 25.0m and 14.0m would be achieved between the proposed building and northern and southern boundaries respectively. Therefore it is considered that no unacceptable impacts would occur to properties at 'Carriden', 'Sherwood' and 'Kelmscott Houses' in terms of residential amenities. Distances of over 20.0m would be maintained between the east elevation and front elevations of Dunolly House and Shadybrook and therefore no undue impacts would arise in terms of overshadowing, daylight and outlook.

38. In terms of privacy impacts, due to the relationships described above, it is considered that no undue impacts would occur to the properties at Carriden, Sherwood House, Kelmscott House, Dunolly House and Shadybrook.

39. The current application would feature a single storey side element adjacent to the boundary with 'Homewood'. Officers note that there appears to be discrepancies with the submitted in plans in terms of the position of 'Homewood' and the recently constructed two storey side extension to this property and the location of trees, most notably TPO 8 as shown on the tree protection plan.

40. An officer's site visit reveals that the adjacent rear elevation of 'Homewood' contains a habitable room at first floor level (serving a bedroom) and obscure glazed doors at ground floor level. Notwithstanding the discrepancies with the plans, a 45 degree splay from the adjacent first floor rear window of 'Homewood' could be achieved and therefore the proposed first floor element is considered not to result in unacceptable impact in terms of daylight, overshadowing and outlook.

41. In terms of the proposed single storey element, this would be located adjacent to the common boundary with Homewood and would go beyond the existing beech tree (as denoted by TPO 8). The proposed single storey element would feature a parapet element at a height of 3.5m. At a height of 3.5m, the proposed single storey side element would be noticeably higher than the existing boundary fence, and would therefore be visually prominent from the rear amenity space of 'Homewood'. Due to the depth and height of this structure officers consider that this element of the proposal would appear unduly obtrusive when viewed from the rear amenity area of Homewood.

42. Under the previously approved application for the replacement dwellinghouse, two windows were approved in the first floor west elevation facing the common boundary with Homewood. However, these windows were subject to conditions that they would be obscurely glazed to maintain impacts of privacy.

Classification: OFFICIAL

43. The current proposal would have the two flank windows at first floor on the western side of the building, which would similar proportions to those previously approved. However, these windows would now serve a bedroom in flat 4. Officers consider it would not be possible to require these windows to be obscurely glazed as they would serve a habitable room.

44. It is noted that much of the vegetation adjacent to the common boundary with 'Homewood' will be removed to facilitate the single storey side element. As such the nearest first floor west flank window (serving the rear most bedroom to flat 4) would afford views into the rear garden of 'Homewood'. As such it is considered the proposed flank window would introduce impacts in terms of direct and perceived overlooking to the rear amenity space of 'Homewood'.

45. In terms of vehicular movements, whilst there would be extra vehicle movements associated with 6 apartments compared to 1 house, the number of vehicle movements arising would not be significant and would be unlikely to have any perceptible impact on the residential amenity, taking account of possible visual and audible effects

46. Consequently the proposal is considered to have a detrimental impact on the amenities of Homewood and would be contrary to Policy EP3, EP5 and H11 of the South Bucks District Local Plan (adopted March 1999).

### **Parking and Highways**

47. In terms of parking 10 car parking spaces are to be provided for the proposed residential development. The proposed development would consist of 6 units with x1 one bedroom flats and x5 two bedroom flats. Based on the resultant occupancy a quantum of 11 car parking spaces would be required in compliance with appendix 6 of the South Bucks District Councils parking standards.

48. The plans provided with the application highlight that 4 surface level car park spaces would be provided to the front of the site and 6 car parking spaces would be located within the basement. It is also noted that an 'existing space' has been allocated for the purposes of the application. However, officers note that this would be outside the ownership of the applicant.

49. Noting the above, the proposed development would result in the shortfall of one car parking space. However, due to the fact there are no formal restrictions on neighbouring roads and the fact that the site is close to the centre of Farnham Common it is considered that it would be difficult substantiate a reason for refusal on these grounds.

50. In terms of access and highway safety, the proposed development would involve the creation of a new access onto Beeches Drive. The proposed access would be in the same location as that approved under planning reference 18/00250/FUL. The site is located adjacent to un-adopted roads and therefore the Highways authority has raised no objections.

51. Notwithstanding the above, County Highways have reviewed the impact of the proposal in terms of the vehicular movements at the junction with Beaconsfield Road. Overall, it is considered that the increased intensity of the proposal in terms of number of vehicles is considered not to unduly impact the safety of the adjoining highway.

52. Concerns have been raised in relation to damage and limits to parking on both The Avenue and Beeches Drive. However, as these roads fall outside the remit of the County Council these matters would be for private landowners.

53. Noting the above, the proposal would comply with local plan policies TR5 and TR7 of the South Bucks District Local Plan (1999).

### **Trees**

Classification: OFFICIAL

54. The application site contains a number of protected trees, a number of consultation responses have raised concerns in relation to the impact of the development on adjacent trees and it is noted that representations have questioned the quality of the protected trees.

55. The proposal would result in the loss of a number of trees around the site. An arboricultural report and tree survey has been submitted with the application which demonstrates which trees are to be retained and removed, together with tree and root protection details.

56. The trees identified for removal are the same which were singled out under the previously approved application for the replacement dwelling (reference 18/00250/FUL). Under the previously approved application no objections were raised by the Council's tree officer in terms of the removal and protection measures.

57. Notwithstanding the above, the current proposal would result in an additional single storey element which would be located closer to protected trees (T7 and T9). An updated arboricultural report and tree protection measures have been submitted with the application. The revised details have been reviewed by the Council's Tree officer and it is considered that details would be sufficient not to cause undue impacts to the trees.

58. The Council's Tree officers views are consistent with the previously approved application on the application site. Had the application been acceptable in all other regards a condition would have been attached to ensure that the recommended tree protection details were adhered to.

### **Hydrology and Ecology**

58. Objections have been raised in relation to the impact of the proposal on both the water table and Burnham Beeches. The applicant has provided a hydrology report similar to that which was submitted on the previously approved application.

59. It is acknowledged that the application site is located a short distance from Burnham Beeches. However, the Council produced a Habitats Regulation Assessment (HRA) screening statement for the Core Strategy which concluded there would be no adverse impacts in relation to Burnham Beeches Special Area of Conservation (SAC). The current proposal to build a replacement dwelling in the developed area accords with the Core Strategy and the related screening statement. It is worth noting that Natural England have consistently confirmed that proposals for new dwellings would not adversely affect the SAC, in isolation or in combination with other developments. This is because there is no evidence that such developments adversely impact on the special features that have resulted in the SAC being designated, those being the acid beech forest, its shrub layer and the habitat for invertebrates and epiphytes that it provides.

60. It is important to note that the advice from Natural England on this current application is that they do not consider that it is likely to have a significant impact on the SAC. In these circumstances the Council do not consider there will be any likely significant effect. As there is no likely significant effect on the SAC no further Appropriate Assessment under the Habitat Regulations need be undertaken. The site does lie within the Nile Catchment Area, however a Hydrological Assessment has been undertaken. Natural England have assessed the details submitted, and they considered that if the techniques recommended within the hydrological report were implemented, then the proposed development would not adversely impact upon Burnham Beeches from a hydrological point of view.

61. In terms of ecology, the applicant has provided a bat survey for the proposal. Objections note that the submitted report is out of date, having been undertaken in 2017.

62. The Council's Ecology consultant has reviewed the supporting documentation and notes that protected species surveys are typically considered valid for no longer than two years. As such, the surveys submitted are considered acceptable in terms of ecological impacts.

Classification: OFFICIAL

63. It is considered that should any further surveys can be conditioned prior to site clearance works. Had the application been acceptable in all other regards such a condition would have been recommended together with an enhancement condition.

#### **Other matters**

64. It is noted that the Waste department have commented on the size of the proposed bins. However, It is considered that there is ample room within the site to accommodate larger bins if necessary. Had the application been acceptable in all other regards a condition would have been attached to address this issue.

65. A number of objections have raised concerns in relation to the damage of the road. However, officers note that road adjacent to the application site is not maintained by County Highways. As such, any issues relating to the adjacent road would be a private matter.

#### **Planning Balance**

66. The NPPF lays out objectives of a presumption in favour of sustainable development and highlights three dimensions of sustainable development as listed in paragraph 8. The three dimensions to sustainable development comprise an economic role, a social role and an environmental role. The NPPF states that these roles should not be undertaken in isolation, because they are mutually dependent.

67. It is acknowledged that the proposal would provide an economic role by ensuring sufficient land is utilised to support growth and provide temporary jobs in terms of construction and thus supporting the local economy. It would however fail its social role due to the lack of affordable housing which would provide mixed and balanced communities. Furthermore, the proposal would not meet environmental objectives due to the impact of the development on neighbouring residential amenity. It considered that the level of harm resulting from the development would significantly and demonstrably outweigh the benefits resulting from the development. As such, the proposal would not contribute to the achievement of sustainable development and is contrary to the guidance in the NPPF.

#### **Conclusions**

68. 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.

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

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

South Bucks District Council works with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service,
- 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 of the plans which were considered unacceptable.

**RECOMMENDATION:****If the Council had been in the position to determine the application it would have been refused for the following reasons:**

1. The NPPF encourages an effective use of land and the need for affordable housing to promote mixed and balanced communities. Core Policy 3 of the South Bucks District Core Strategy (2011) seeks to ensure that developments are not built to a low density to avoid the need for affordable housing. The proposed development would be capable of accommodating 10 units. South Bucks District Council seeks to secure at least 40% of a development to be provided in the form of units of affordable accommodation on site, unless it is clearly demonstrated that this is not economically viable. 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 and Core Policy 3 of the South Bucks District Council Core Strategy (2011).
  2. The proposed single storey element and first floor flank windows, by reason of siting and proximity to 'Homewood' would give rise to a visually obtrusive development which would give rise to a loss of outlook, together with direct and perceived overlooking, to the detriment of the residential amenity and privacy of these occupants. The proposal is therefore contrary to Policies EP3 and EP5 of the South Bucks District Local Plan (1999) and the adopted Supplementary Planning Document - Residential Design Guide (2010).
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**PART A****South Bucks District Council  
Planning Committee****Date of Meeting:** 17 April 2019**Parish:** Beaconsfield Town Council

<b>Reference No:</b>	PL/18/2916/FA
<b>Proposal:</b>	Part two storey / part single storey side extension, single storey side extension, single storey front extension and single storey rear extension. Extension of vehicular access.
<b>Location:</b>	68 Wattleton Road, Beaconsfield, Buckinghamshire, HP9 1RY
<b>Applicant:</b>	Mr Ramandeep Singh Sohal
<b>Agent:</b>	Mr Gurdev
<b>Date Valid Appl Recd:</b>	27 July 2018
<b>Recommendation:</b>	PER
<b>Case Officer:</b>	Ian Severn

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



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Classification: OFFICIAL

### **REASON FOR PLANNING COMMITTEE CONSIDERATION:**

This application has been reported to planning committee due to the level of objection that has been received.

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 dwelling set on a mainly rectangular plot located the South side of Wattleton Road, Beaconsfield. The property is bounded by 66 Wattleton Road and 70 Wattleton Road to the West and East respectively. The application site also has a residential presence to the South, sharing its rear boundary with part of two properties located on The Spinney. For the purposes of the South Bucks Townscape Character Study the application site falls within an Open Plan Suburban Road designation.

### **THE APPLICATION**

The application seeks planning permission for a part two storey / part single storey side extension, a single storey side extension, a single storey front extension and a single storey rear extension. The proposal also includes an extension of the existing vehicular access at 68 Wattleton Road, Beaconsfield.

The application has been amended following feedback from the Council to the applicant. The alterations include a reduction in the size of proposed extension (particularly at first floor level and above) and the removal of a proposed render finish to the resultant dwelling.

### **RELEVANT PLANNING HISTORY**

12/00764/FUL: Front dormer. (Permission granted)

### **TOWN/PARISH COUNCIL**

Response received following receipt of amended plans (08/03/2019) "The Committee wished to object to this planning application as it a gross overdevelopment of the plot, not in keeping with other properties within the area and due to concerns regarding parking provision. Request conditions to adequately protect Beaconsfield residents from the overspill of parking into roads and exacerbate congestion in the area, subject to advice from the Highways Department."

### **REPRESENTATIONS**

Thirteen objections have been received from eleven parties. Nine are in relation to the plans as originally submitted and two followed receipt of the amended plans. All of the objections are summarised below:

- Overbearing when viewed from neighbouring land
- Overlooking of neighbouring properties
- Overdevelopment (disproportionate to existing dwelling / larger than other dwellings in the locality / loss of garden space)
- Loss of light to neighbouring property
- Would set precedent for similar applications (leading to overpopulation and insufficient parking in the area)
- Dwelling has previously been extended
- Out of keeping with locality (size / height / depth/layout)
- Overshadowing of neighbouring property
- Noise from use of additional rooms

### **CONSULTATIONS**

Buckinghamshire Highways (Buckinghamshire County Council)

Summarised as no objection subject to the inclusion of one specified condition and one specified informative should permission be granted.



Classification: OFFICIAL

## **POLICIES**

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

South Bucks Core Strategy Development Plan Document - Adopted February 2011: Saved Policies CP8 and CP12

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 - Adopted October 2017

## **EVALUATION**

### **Principle of development**

1. The application site is located within a developed settlement area where the principle of development is acceptable in principle provided that it conforms with all relevant policies and guidance as set out in the 'policies' section of this report.

### **Design/character & appearance**

2. The proposed alterations would be readily visible from a public viewpoint when facing or passing the dwelling.

3. The noticeable key characteristics of this section of Wattleton Road is of brick built two storey dwellings with a level of openness between dwellings, particularly at first floor level. Where dwellings take up the full width of the plot it is either because the width of the plot is narrower, as seen near to the junction with Redwood Place and Old Lodge Drive, or in the case of dwellings in the immediate locality of the application site, dwellings extend the width of the plot at single storey only with the first floor level set in on one side leaving a level of spaciousness between built form above ground floor level.

4. Although the dwelling as proposed would extend across much of the width of the plot, the proposed first floor is set in on one side similar to others along this section of Wattleton Road. The front elevation would also feature a second gable to mirror the existing front facing gable end. The gables are set lower than the main ridge line retaining a level of subordination and providing a harmonious front facing appearance.

5. When considered in their entirety the extensions are considered to be proportionate to the existing dwelling with a resultant dwelling which would remain in keeping with its plot size, whilst the depth of the building at both ground floor and first floor levels would be similar to other dwellings in the locality.

6. It is carefully considered that for the reasons given the scale and siting of the development is considered to be acceptable against policies EP3 and H11 of the Council's Local Plan and the standard of design would be sufficiently high to comply with Core Policy 8 of the Council's Core Strategy.

### **Residential amenity**

7. The proposed extensions would not breach the 45 or 60 degree rules when being viewed from the nearest habitable front and rear facing windows at either neighbour and would maintain the existing eaves and ridge levels. Consequently it is considered that the resulting development would not have an adverse impact on the amount of sunlight or daylight that neighbouring properties would receive to habitable rooms.

8. Proposed windows are shown at first floor level on the Eastern elevation, whilst an existing window set in the gable end of this elevation would be retained but brought nearer to the neighbouring property through the extension of the width of the building on this end. Two of these windows are shown to serve bathrooms, while the remaining windows would serve habitable rooms which also benefit from front or rear facing

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windows. It would therefore be reasonable and necessary to condition all of the proposed side elevation windows at first floor to be obscurely glazed and non-opening below 1.7 metres to protect neighbouring privacy and in line with Permitted Development requirements.

9. It is considered that any overlooking of neighbouring properties from proposed front and rear facing windows would be comparative to existing overlooking and would be consistent with a developed residential area. The application is therefore not considered to afford any significant increase in overlooking which would be detrimental or warrant refusal of the application.

10. By way of design and appearance it is considered that the proposed development would not present an overbearing presence or detrimental outlook when viewed from neighbouring properties.

11. Overall, the proposal is considered to comply with Policy EP3, EP5 and H11 of the South Bucks District Local Plan (adopted March 1999).

### **Parking/Highway implications**

12. The property would continue to benefit from sufficient parking availability for a property of the resultant size on hardstanding forward of the dwelling and proposed replacement garage to accord with Policy TR7 of the South Bucks Local Plan.

13. Buckinghamshire Highways have been consulted in relation to the proposed widening of the existing vehicular access and have raised no objection subject to a specified condition and a specified informative to any planning permission. The request has been reviewed in the context of the application and it is agreed that they would be reasonable and necessary. It is therefore considered that the application meets the requirements of Policy TR5 of the South Bucks Local Plan.

### **Other matters**

14. The applicant has stated that no trees or hedges will be affected by the proposal. It is considered that sufficient outdoor amenity space is to be retained for a dwelling of the resultant size.

15. An objection has been raised on the grounds that the dwelling has previously been extended, with objections also raised that a precedent would be set for similar applications. However, it is important to note that every application must be considered on its own planning merits against relevant Planning Policies. That has been the basis of this application, any similar applications would be assessed individually, independently of decisions issued elsewhere and based on their own planning merits.

16. An objection has been raised on the grounds of noise produced through use of the additional rooms created by the extensions. It is anticipated that any noise emission would be consistent with the buildings use a habitable dwelling, however, in the event that it is considered that a statutory nuisance is occurring by way of noise emission contact should be made with the Council's Environmental Health team at the time of the suspected offence so that the authority is in a position to investigate and take action as deemed appropriate and necessary at that time.

### **Conclusions**

17. 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.

### **Working with the applicant**

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

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19. 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 advised the applicant of the reasons why it was felt that the proposal as originally submitted failed to comply with relevant Planning Policy. Following this feedback amended plans were received which were considered acceptable.

**RECOMMENDATION:  
Conditional Permission**

Subject to the following conditions:-

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

Reason: To comply with the provisions of Section 91(1) (a) of the Town and Country Planning Act 1990 (or any statutory amendment or re-enactment thereof).

2. 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 windows at first floor level and above in the side elevation of the extensions hereby permitted shall be of a permanently fixed, non-opening design, unless the parts of the window that can be opened are more than 1.7 metres above the floor of the room in which the window is installed and shall be fitted and permanently maintained with obscure glass.

Reason: To prevent overlooking and loss of privacy in the interests of the amenities of the adjoining neighbours (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 the side elevation(s) of the extensions 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.)

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

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

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

**LIST OF APPROVED PLANS**

<b><u>Plan Reference</u></b>	<b><u>Date received by District Planning Authority</u></b>
00028B Rev:8	03.04.2019
00028A Rev: 0	27.07.2018

**INFORMATIVE(S)**

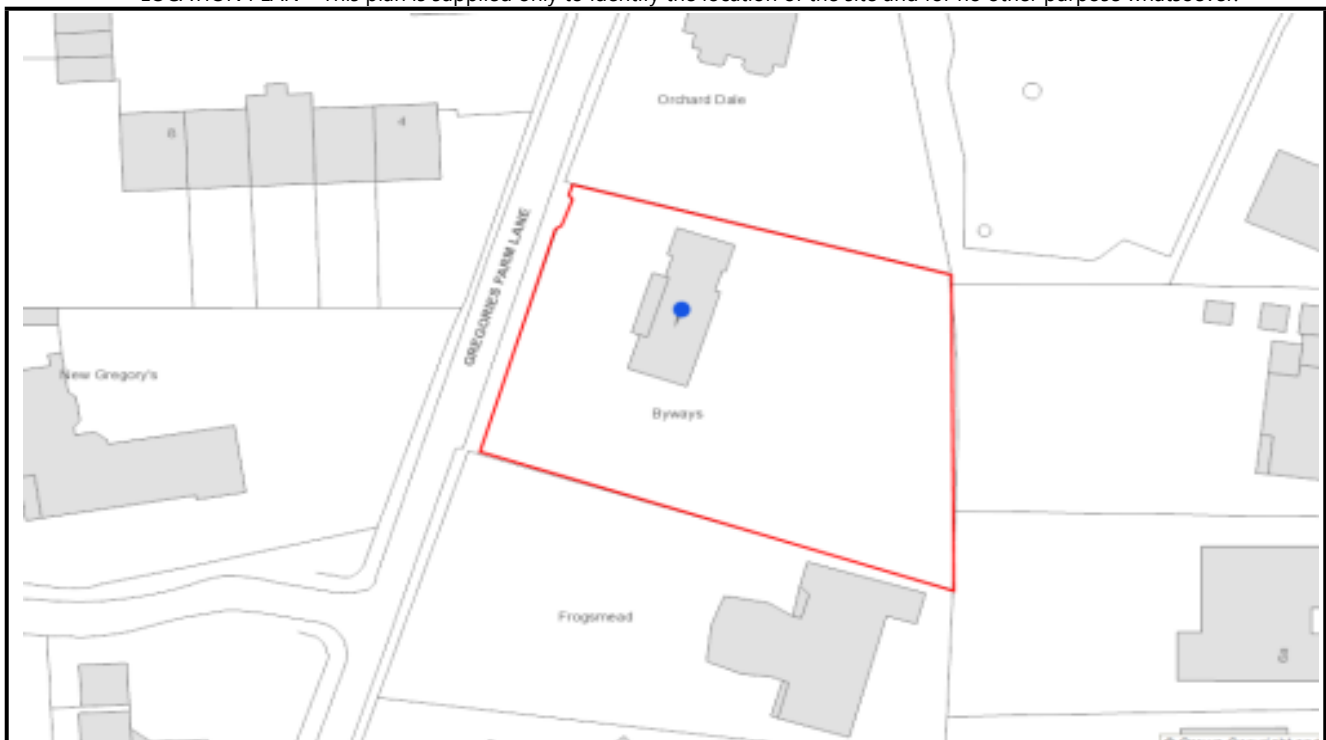
1. INFORMATIVE - It should be noted that the description and proposal for this application has been altered from 'Two storey side extensions, part single/part double front and rear extension. Change of external material to render and extension of vehicular access.' to 'Part two storey / part single storey side extension, single storey side extension, single storey front extension and single storey rear extension. Extension of vehicular access.' to better reflect the proposed development.
2. INFORMATIVE: You are advised that consent under the Building Regulations may be required for the proposed development and the Building Control Unit at the Council should be contacted in this regard. (SIN41)
3. INFORMATIVE: Due to the close proximity of the site to existing residential properties, the applicants' attention is drawn to the Considerate Constructors Scheme initiative. This initiative encourages contractors and construction companies to adopt a considerate and respectful approach to construction works, so that neighbours are not unduly affected by noise, smells, operational hours, vehicles parking at the site or making deliveries, and general disruption caused by the works.

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

**PART A****South Bucks District Council  
Planning Committee****Date of Meeting:** 17 April 2019**Parish:** Beaconsfield Town Council

<b>Reference No:</b>	PL/18/4310/FA
<b>Proposal:</b>	Construction of 2 detached dwellings, modification of access and hardstanding, following demolition of existing building.
<b>Location:</b>	Byways, Gregories Farm Lane, Beaconsfield, Buckinghamshire, HP9 1HJ
<b>Applicant:</b>	Norland Homes
<b>Agent:</b>	Mr George Martin
<b>Date Valid Appl Recd:</b>	14 November 2018
<b>Recommendation:</b>	PER
<b>Case Officer:</b>	Richard Regan

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



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**REASON FOR PLANNING COMMITTEE CONSIDERATION:**

This application has been reported to planning committee due to the level of objection that has been received.

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 is located within the developed area of Beaconsfield, on the eastern side of Gregories Farm Lane, which is a single lane road serving a number of residential dwellings. The site is designated as being within the 'Woodlands Road' typology, as set out within the Chiltern and South Bucks Townscape Character Study 2017. The site itself consists of a detached two storey dwelling. There is mature vegetation and hedging within the site and along its boundary's including its front boundary.

**THE APPLICATION**

The application proposes the demolition of the existing detached dwelling and its replacement with two detached dwellings.

The scheme involves subdividing the existing plot, into generally two equally sized plots. Plot 1 would be served by the existing vehicular access with the addition of low level piers and 5 bar gate across it. The proposed dwelling on this plot would be a two storey dwelling with a maximum ridge height of 9.25m. A minimum gap of 2m would be retained to the flank boundary shared with the neighbouring property to the north, 'Orchard Dale', and a 20m gap retained to the actual dwelling at 'Orchard Dale'. To the front of the dwelling would be an area of hardstanding and a low level open sided car port structure, approximately 2.4m in height.

Plot 2 would be served by a new vehicular access, which would be created by removing a section of the existing hedging. This entrance would also include low level piers and a 5 bar gate across it. The proposed dwelling on this plot would also be a two storey dwelling with a maximum ridge height of 9.25m, but which displays a differing design and incorporated a catslide roof element to the front, with a dormer window at first floor level. A gap of 4m would be retained to the southern flank boundary shared with the neighbouring property 'Frogsmead'. To the front of the dwelling would be an area of hardstanding.

During the course of the application, to address concerns of Officers, amended plans have been submitted which have revised the siting, design and scale of the dwellings, altered the access arrangements and removed detached garages to the front of the plots.

**RELEVANT PLANNING HISTORY**

Adjacent site - Frogsmead:

PL/18/2763/FA Replacement dwelling. Conditional Permission.

Land at Shepherds Corner:

12/00087/FUL Detached dwelling, associated landscaping and construction of vehicular access. Refused. Appeal Allowed.

**TOWN COUNCIL**

"The Committee wish to object to this application as it is considered to be an overdevelopment of the site and also due to concerns regarding satisfactory fire brigade and disabled access onto this road."

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## **REPRESENTATIONS**

Letters of objection have been received from 20 separate households. Concerns raised include the following:  
Intensification of existing narrow road and access onto Gregories Road;

- Adverse highway implications;
- Increased danger to pedestrians;
- Previously accepted that further development/intensification along Gregories Farm Lane would be unacceptable;
- Size and design of dwellings out of character;
- Adverse impact on character and appearance of site and locality in general;
- Out of keeping;
- Significant problems during construction;
- Sets a precedent for further development along road;
- Loss of privacy;
- Loss of trees;
- CMP is essential if approved;
- Overdevelopment of site;
- Adjacent proposal refused on character grounds.

## **CONSULTATIONS**

Ecologist:

No objections subject to conditions.

Transport for Bucks:

No objections subject to condition.

SBDC Waste:

Standard waste container method of collection would be applicable.

Tree Officer:

No objections subject to condition.

Building Control:

No objections

## **POLICIES**

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

South Bucks Core Strategy Development Plan Document - Adopted February 2011: Saved Policies CP1, CP2, CP3, CP6, CP7, CP8, CP9, CP12, and CP13

South Bucks District Local Plan - Adopted March 1999 Consolidated September 2007 and February 2011: Saved Policies EP3, EP4, EP5, EP6, H9, TR5, and TR7

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

South Bucks District Council Affordable Housing SPD - Adopted July 2013

Whilst the revised NPPF 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.

Classification: OFFICIAL

**EVALUATION****Principle of development**

1. The site is located within the developed area of Beaconsfield where new dwellings can be acceptable provided that they do not adversely affect any interests of acknowledged importance, which include factors such as the character and appearance of the area and the amenity of neighbouring properties.
2. The NPPF suggests that local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area (para. 70). This Council already has such policies in the form of policy H10 of the Local Plan, which resists the development of residential garden land. This application site does not fall within the designation (Residential Area of Exceptional Character) that policy H10 applies to, as it is not considered that its character and appearance warrants the special protection afforded by policy H10. The South Bucks Townscape Character Study does designate this site as having a 'Woodlands Road' typology, however it is not considered that this designation prevents the introduction of additional dwellings, provided they would not adversely affect the character and appearance of the site or locality in general.
3. In addition to the above, chapter 11 of the NPPF encourages local planning authorities to make an effective use of land. Paragraph 117 of the NPPF states that planning policies and decisions should promote an effective use of land in meeting needs for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
4. Paragraph 122 of the NPPF highlights that planning decisions should support development which makes the efficient use of land, taking into account; housing need, local market conditions, availability and capacity of infrastructure, maintaining the area's prevailing character and securing well-designed places.
5. In summary, the site is located within the developed area of Beaconsfield where new dwellinghouses are considered acceptable subject to other material planning considerations such as the impact on the character area and neighbouring residential amenities. Furthermore, the proposal would align with the aims of the NPPF in providing additional homes, making effective use of land and achieving sustainable development.

**Design/character & appearance**

6. Paragraph 127 point C of the NPPF states that planning decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscaping setting, while not preventing or discouraging appropriate innovation or change. Point E of paragraph 127 seeks to optimise the potential of the site to accommodate an appropriate amount and mix of development.
7. It is considered that an assessment of the resultant density of the scheme still forms an important part of the overall consideration of the proposal. The proposal would result in a density of approx. 12.5dph. Whilst an increase over that which currently exists, it is not considered significantly out of keeping with the overall prevailing density of the immediate area, which includes higher density developments to the north. When balanced against the need to make efficient use of land, it is considered that the proposed density of the scheme would not appear inappropriate.
8. Policy H9 states that any development should be compatible with the character and appearance of the immediate locality. The existing street scene is made up of a variety of dwellings, including single storey and chalet bungalows as well and many two storey detached dwellings, which the proposed scheme would seek to continue. As such, it is considered that the principle of providing detached two storey properties on this site would not adversely impact upon the character and appearance of the area or locality in general. It is acknowledged that the proposals involve accommodation within the roof space, and a concern raised by a number of local residents is the introduction of three storey dwellings looking out of keeping. However, it is considered that the proposed dwellings do appear as traditional two storey dwellings, with a size and scale appropriate to that of a two storey dwellings, and comparable to other dwellings within the locality. The roof accommodation is served by features such as dormer windows at the rear and a small number of roof lights



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in the side roof slopes. It is considered that these elements are not prominent within the street scene, and therefore the dwellings retain an appearance of being two storey dwellings.

9. It is considered that the proposed development would not appear out of context or out of keeping with the existing pattern of development in the immediate vicinity. The proposed dwellings would continue the provision of the dwellings fronting the highway, and as such, it is considered that the layout of the proposed dwellings would relate acceptably to the surrounding development and would not be detrimental to the existing pattern of development or character of the area.

10. The level of spaciousness retained on site is considered acceptable with the gaps retained to the site's boundaries and neighbouring properties being considered sufficient. Resultant garden sizes are considered adequate to serve the size of properties proposed. As such, overall, it is considered that the development would not appear cramped or out-of-place, nor would it represent an overdevelopment of the site.

11. The surrounding area includes a variety of dwellings, styles and buildings and this forms part of its character and appearance. Given the variety of styles and architecture along this road, it is not considered that the application could be reasonably refused on the grounds of the visual appearance of the proposed dwellings. During the course of the application, the appearance of the dwellings have been altered in order to provide two dwellings of sufficiently different style and appearance. It is considered that this has been achieved, and the two dwellings are sufficiently different in their style and appearance so as to maintain the characteristic of individually designed dwellings and prevents the introduction of architectural homogeneity. The dwellings themselves are also of a design that is asymmetrical, and which reflects the prevailing individuality of the area.

12. It is considered that the ridge heights of the proposed dwellings would not be excessive, and when combined with their scale and massing, they would not result in the dwellings appearing overdominant or obtrusive within the locality or the existing street scene. It is noted that the ridge heights match that of the approved replacement dwelling at Frogsmead, which has yet to be implemented.

13. The scheme retains sufficient space within the plots and to the boundaries to ensure that natural landscaping can be retained and reinforced. In particular, the front boundary hedging will remain in place, albeit a small section will be removed to create the second vehicular access, and this forms an important feature and characteristic of the site and existing street scene. In light of this, it is considered that the proposal enables an appropriate level of natural landscaping to be retained and incorporated into the scheme, to maintain the important characteristics of the 'Woodland Road' typology, as set out in the Chiltern and South Bucks Townscape Character Study.

14. The proposed entrance features of low level piers and a five bar gate are considered to be of an appropriate scale and would appear inkeeping for the locality. The proposed car port structure to the front of plot 1 would be of a low level and set behind the retained front boundary hedge. Even if it were to be exposed in the future, due to its very limited size and scale, it would not appear overbearing or obtrusive within the street scene.

15. Overall therefore, it is considered that the proposed development would not adversely impact upon the character or appearance of the site, street scene or locality in general.

### **Residential amenity**

16. Given the substantial distances retained to the properties to the rear, it is considered that the proposed development would not lead to any adverse impacts on the amenities of those properties in terms of loss of privacy, loss of light or appearing overdominant and intrusive.

17. With regard to the properties to the front of the site, these are located on the opposite side of Gregories Farm Lane, with minimum distances of 25m being retained at their closest points. In light of these circumstances, it is considered that the proposed dwellings would not result in any adverse impacts on the amenities of these properties in terms of loss of light, loss of privacy, or appearing overdominant or intrusive.

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18. With regard to the neighbouring property to the north, 'Orchard Dale', the proposal would bring the two storey built form closer to the shared boundary with this property. However, a minimum gap of 2m would be retained to the boundary itself, and a gap of 20m to the dwelling at 'Orchard Dale'. In light of these circumstances, it is considered that the proposed development would not appear overdominant or intrusive. In addition to this, whilst it is acknowledged that the application site is located to the south of 'Orchard Dale', given the distances retained, and the fact that there is already an existing two storey dwelling directly to the south, the proposal would not lead to an unacceptable loss of light to 'Orchard Dale'. There would be no first floor side windows facing towards 'Orchard Dale'. There would be 3 high level roof lights facing towards 'Orchard Dale', however given their height, they would not provide any unacceptable overlooking opportunities. A condition can be attached to any permission issued ensuring that the roof lights are of a high level nature.

19. With regard to the neighbouring property to the south, 'Frogsmead', it is acknowledged that there is an extant planning permission for a replacement dwelling. If that permission were to be implemented, then it is considered that the proposed development would not adversely impact upon the amenities of the future occupants of that development in terms of loss of light, loss of privacy, or appearing overdominant and intrusive. However, at the time of drafting this report, the permission at 'Frogsmead' has not be implemented, therefore the proposal still needs to be assessed against the existing scenario of the existing dwelling that exists on the site.

20. The existing dwelling at Frogsmead is sited abnormally far back within its plot, which results in the two neighbouring properties, which includes the existing dwelling on the application site at 'Byways', being set substantially further forward. The proposed development would bring the two storey built form closer to the boundary and dwelling 'Frogsmead'. It is also acknowledged that whilst served by a small rear garden, it is likely that the front garden at 'Frogsmead' does serve as a more primarily outdoor space than it would at most other properties. Notwithstanding this, in terms of light provision, given the fact that the application site is located directly to the north of 'Frogsmead', combined with the distances retained, it is considered that the proposal would not result in an unacceptable loss of light to the existing property at 'Frogsmead'.

21. In terms of overlooking, there would be one first floor window directly facing towards 'Frogsmead', however this would be a secondary window serving a bedroom and could be conditioned to be fitted with obscure glazing and a high level opener. Such restrictions would prevent any unacceptable overlooking opportunities from this window. There would be 3 high level roof lights facing towards 'Frogsmead', however given their height, they would not provide any unacceptable overlooking opportunities. A condition can be attached to any permission issued ensuring that the roof lights are of a high level nature. In terms of the first floor rear windows, given the distances that would be retained between these and the front of the dwelling at 'Frogsmead', and the oblique angle at which any views would be set, it is considered that they would not lead to any unacceptable overlooking opportunities.

22. During the course of the application, the proposal has been revised to alter the siting of the dwelling on plot 2, in order to move it further away from the boundary with 'Frogsmead', as well as reduce its scale and massing. It is considered that the current scheme does result in an acceptable relationship with the existing dwelling and garden at 'Frogsmead'. A minimum distance of 4m would be retained to the boundary, and then the nearest element of the property at 'Frogsmead' consists of its driveway, which runs parallel and adjacent to the boundary with the application site. Given these circumstances, combined the scale and massing of the proposed dwelling on plot 2, it is considered that it would not appear overdominant or obtrusive when viewed from 'Frogsmead'.

#### **Parking/Highway implications**

23. The proposed development would be served with an appropriate level of off street parking. Each plot would have sufficient space to allow for up to 3 vehicles to be parked, which would accord with the Councils Parking Standards.

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24. It is acknowledged that highway safety and the ability of the existing road to accommodate further traffic is a major concern of local residents. However, it is important to note that the County Highway Authority have assessed the current application and raise no objections to the proposal, subject to appropriate conditions being attached to any permission, including the submission of a Construction Management Plan. They consider that a refusal could not be sustained due to the minor increase in vehicular movements that would occur along the road as a result of the proposed development. In coming to this conclusion they have taken into consideration an appeal decision for an additional dwelling on another site down Gregories Farm Lane (12/00087/FUL), in which it made reference to a Unilateral Undertaking on Gregories Farm Lane to provide minor widening of Gregories Farm Lane near the junction with Gregories Road. The Inspector for that appeal determined that the access is 'currently being used safely by local residents and the proposed work is not necessary to make the appeal development acceptable in planning terms' and did not take the UU into account as part of the decision made.

25. It is acknowledged that correspondence from the Highway Authority from back in 2012, in relation to the appeal referred to above, advises that they considered that no further intensification of the road would be acceptable to them. However, it is important to note those comments were made before the appeal had been determined and before the Inspector had concluded that the existing access was acceptable to serve the development. In addition to this, the current application must be assessed against current planning Policy, which, in the form of the NPPF, has been revised since that previous assessment in 2012 was made.

26. Para. 109 of the NPPF sets out that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

27. In light of the NPPF, and given that the County Highways Authority has not raised objections, it is considered that the proposal would not lead to unacceptable impacts on highway safety, nor would the residual cumulative impact of further development along this road have a severe impact on the road network.

#### **Other matters**

28. The Councils Ecologist has not raised any objections, and subject to appropriate conditions, considers the proposed development acceptable.

29. The Councils Waste team do not raise any objections, and advise that waste would be collected in the traditional household manner from the front of the site.

30. The Councils Arboriculturalist has assessed the proposals and considers that they are acceptable from a tree point of view. He considered that the proposals would not lead to unacceptable loss or damage to existing trees and vegetation.

31. The concern of this application setting an undesirable precedent has been raised by local residents, however each application must be assessed on its own merits, and is considered acceptable on one site is not necessarily acceptable in another.

32. The Building Control Department raise no objections in terms of fire brigade and disabled access..

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

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

34. Section 2, paragraph 8 of the NPPF sets out three overarching objectives, these are set out as Economic, Social and Environmental objectives. Overall it is considered that the proposed development would align with the aims of sustainable development in line with section 2 of the NPPF. The proposal would fulfil economic objectives in terms of supporting growth. The proposal would result in the creation of temporary jobs during the construction phase of the proposed development. A social objective would also be met as the proposal

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would provide additional housing and would make effective and efficient use of land, whilst giving regard to the local built environment.

### **Working with the applicant**

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, In this case, amended plans were accepted to overcome initial concerns raised by Officers.

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

### **RECOMMENDATION: Conditional Permission**

Subject to the following conditions:-

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

Reason: To comply with the provisions of Section 91(1) (a) of the Town and Country Planning Act 1990 (or any statutory amendment or re-enactment thereof).

2. A schedule of materials to be used in the elevations of the development hereby permitted shall be submitted to and approved by the District Planning Authority in writing prior to the commencement of any construction works above ground level. Thereafter the development shall be carried out in accordance with the approved details.

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. A schedule of materials to be used in the hardsurfacing of the development hereby permitted shall be submitted to and approved by the District Planning Authority in writing prior to the laying of such hardsurfacing. Thereafter the development shall be carried out in accordance with the approved details.

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

4. Notwithstanding any indications illustrated on drawings already submitted, prior to the substantial completion of the development hereby permitted, there shall be submitted to and approved by the District Planning Authority in writing a scheme of landscaping which shall include details of all new planting and indications of all existing trees, shrubs and hedgerows on the site and details, including crown spreads, of those to be 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.)

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

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

6. The development shall be implemented in accordance with the arboricultural method statement submitted and approved as part of the planning application and under the supervision of a retained arboricultural specialist in order to ensure that the phasing of the development accords with the stages detailed in the method statement and that the correct materials and techniques are employed. (ST18)

Reason: To maintain the visual amenity of the area. (Policies EP4 and L10 of the South Bucks District Local Plan (adopted March 1999) refer.)

7. Notwithstanding the provisions of Article 3 and Classes A, B & E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking and/or re-enacting that Order with or without modification), no enlargement, improvement or other alteration (including the erection of a garage, stable, loosebox or coach-house within the curtilage) of or to any dwellinghouse the subject of this permission, shall be carried out nor shall any building or enclosure required for a purpose incidental to the enjoyment of any said dwellinghouse as such be constructed or placed on any part of the land covered by this permission. (ND12)

Reason: The nature and density of the layout requires strict control over the form of any additional development which may be proposed in the interests of maintaining a satisfactory residential environment. (Policies EP3 and H9 of the South Bucks District Local Plan (adopted March 1999) refer.)

8. No further windows shall be inserted at or above first floor level in the north side elevation of the dwelling on plot 1, or the south side elevation of the dwelling on plot 2, hereby permitted. (ND17)

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.)

9. The first floor window in the south side elevation of the dwelling on plot 2 hereby approved, shall be of a fixed, non-opening design below a high level opener which shall have a minimum cill height of 1.7 metres above the internal floor level and shall be fitted and permanently maintained with obscure glass.

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

- 10. Prior to the commencement of the development hereby permitted, a Construction Management Plan shall be submitted and approved in writing by the District Planning Authority. Details shall include hours of construction work and deliveries, as well as details of how the site will accommodate all site operatives', visitors' and construction vehicles loading, off-loading, parking and turning within the site during the construction period. Thereafter the scheme shall be implemented in accordance with this Construction Management Plan.**

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

11. The flat roof areas of the single storey rear elements of the dwellinghouses hereby permitted shall not be used as a balcony, roof garden, sitting out area or similar amenity area without the grant of further specific permission from the District Planning Authority. (SD11)

Reason: To preserve the privacy and amenities of the adjacent property occupiers. (Policies EP3 and H11 of the South Bucks District Local Plan (adopted March 1999) refer.)

12. The roof lights in the northern side roof slope of the dwelling on plot 1 and the southern side roof slope of the dwelling on plot 2, hereby approved, shall have a minimum cill height of 1.7 metres above the internal floor level.

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

13. Prior to the occupation of the development hereby permitted, the scheme of ecological enhancements produced by AAe Environmental Consultants (26th March 2019) and submitted as part of this application, shall be implemented in full and maintained thereafter.

Reason: In the interests of improving biodiversity and to ensure the survival of protected and notable species protected by legislation that may otherwise be affected by the development. (NPPF and policy CP9 of the South Bucks Core Strategy (adopted February 2011) refer).

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

<b><u>Plan Reference</u></b>	<b><u>Date received by District Planning Authority</u></b>
3009.BYW.200 Rev B	15.11.2018
3009.BYW.206 F	25.02.2019
3009.BYW.201 G	25.02.2019
3009.BYW.202 E	25.02.2019
3009.BYW.205 G	25.02.2019
3009.BYW.203 G	25.02.2019

#### **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**

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**be required for other conditions. Any requests for the discharge/compliance of conditions must be submitted to the District Planning Authority in writing. Each such written request to discharge/compliance any conditions will require payment of a separate fee.** (SIN02)

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

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

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**PART A****South Bucks District Council  
Planning Committee****Date of Meeting:** 17 April 2019**Parish:** Farnham Royal Parish Council

<b>Reference No:</b>	PL/18/4550/FA
<b>Proposal:</b>	Erection of stables, incorporating storage area. Provision of vehicular access.
<b>Location:</b>	Neelam Stables, Parsonage Lane, Farnham Common, Buckinghamshire, SL2 3PE
<b>Applicant:</b>	Mr Zia Hussain
<b>Date Valid Appl Recd:</b>	26 November 2018
<b>Recommendation:</b>	PER
<b>Case Officer:</b>	Ian Severn

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 application has been reported to planning committee due to the level of objection that has been received.

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 consists of a field located between Purton Lane and Parsonage Lane in Farnham Common and is located within the Metropolitan Green Belt.

### **THE APPLICATION**

Planning permission is sought for a stable block and access track. The building would measure 9.74 metres by 4.1 metres and would have a maximum height of 3.1 metres.

Amended plans were received during the course of the application which reduced the width of the building by approximately 6 metres resulting in the building now matching a previously approved building granted under planning permission 03/00875/FUL. The previous planning permission is a material consideration. The main difference between this application and the 2003 proposal is the addition of a track to allow for the care of the horses.

### **RELEVANT PLANNING HISTORY**

03/00875/FUL: Erection of stables/food store. (Permission granted)

03/00557/FUL: Erection of stables/food store. (Refused)

### **TOWN/PARISH COUNCIL**

Response received prior to receipt of the amended plans (14/01/19) "The Parish Council wishes to object to this application in the strongest possible terms. The Parish Council does not believe that the construction of such a substantial structure in the Green Belt is appropriate and are determined to maintain the long standing policy of resisting development in the Green Belt. The Parish Council requests that SBDC rejects this application."

### **REPRESENTATIONS**

Objections have been raised from twenty addresses (with an additional giving no address). Representations have been received prior to and after the receipt of amended plans, with a number of duplicate responses received by both post and email. All responses are summarised below:

- Overdevelopment
- Would block views from neighbouring dwelling
- Impact on wildlife
- Impact on openness of Green Belt
- Field has not recently been used for keeping of horses
- Existing boundary vegetation inaccurately described
- No height of proposed stable specified
- Will later be subject to a residential change of use application
- Stables on neighbouring land are currently subject to a residential change of use application
- Unnecessary / inappropriate development within Green Belt
- Inappropriate materials proposed
- Would set a precedent for future applications
- Section 106 Agreement should be sought restricting future use to agricultural only
- 2003 permission has expired
- Condition of field is not suitable for horses / grazing
- Incorrect postcode and site name provided

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- No details relating to waste management
- Would decrease value of neighbouring properties
- Insufficient public consultation

## CONSULTATIONS

Buckinghamshire Highways (Buckinghamshire County Council)  
Summarised as no objection with no requested conditions.

## POLICIES

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

South Bucks Core Strategy Development Plan Document - Adopted February 2011: Saved Policies CP8 and CP9

South Bucks District Local Plan - Adopted March 1999 Consolidated September 2007 and February 2011: Saved Policies Local Plan Policies: GB1, EP3, EP5, R5, TR5 and TR7.

## EVALUATION

### Principle of development / Green Belt

1. The site falls within the Green Belt where the construction of new buildings is generally regarded as inappropriate development. Exceptions to this are provided in Paragraph 145 of the NPPF and Policy GB1 of the Local Plan and these include new agricultural buildings and provision of appropriate facilities for outdoor recreation.

2. In respect of the proposed development it is of relevance that Planning permission (reference: 03/00875/FUL) was granted in 2003 for a stable block of the same size to that currently proposed. The applicant has asserted that the planning permission was implemented such that it remains extant. To this end the applicant has submitted documentation which seeks to demonstrate that the footings for the building were installed in 2004 with the remainder of the development not having been completed. The Case Officer noted during a site visit that, following the removal of overgrowth, that footings have been constructed on site. However, a number of consultee responses assert that these footings were installed earlier this year. In any event, no certificate of lawfulness has currently been granted to demonstrate that planning permission 03/00875/FUL has been implemented and this application will therefore be assessed on the basis of the 2003 permission having expired.

3. Notwithstanding the above, the granting of planning permission 03/00875/FUL does remain a material consideration in the assessment of this application. The relevant Green Belt policies within the Development Plan remain largely unchanged since 2003. Furthermore, the relevant Green Belt Policies set out in the NPPF (2019) remain similar to the Government Guidance and National Policies that existed in 2003. The overall assessment relating to the Green Belt therefore remains largely unchanged. It must therefore be considered that the principle of a stable building in this location is acceptable.

4. In granting planning permission for the stable building in 2003 it was considered that the proposal would be appropriate in size and scale for its intended use and would be appropriate to the character of the area. The proposed stable building is identical in size and siting to that approved in 2003 and the only significant change from the 2003 permission in the introduction of a new access track to serve the building.

5. As per the approved scheme, the proposed stable block is relatively small in size containing two stables and a storage area. It would be located in relatively close proximity to the existing hedgerow lined boundary with the track running roughly parallel to the main highway of Parsonage Lane located on the other side of the hedge. The proposed access track would be 2 metres wide and constructed from porous gravel. Overall it is considered that the stable building and track would appear unobtrusive and would not result in a significant impact on the openness of the Green Belt.

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### **Design/character & appearance**

6. The design of the building is low rise and it would have a functional brick and tile design similar to nearby existing housing. It would also be located adjacent to an existing established hedgerow which would provide an element of screening. This would ensure that the building is visually appropriate for the setting.

### **Residential amenity**

7. Due to the proposed height, size and location of the proposed physical development it is not considered to have a detrimental impact on the amenity of neighbouring properties. Neighbouring amenity considerations are therefore assessed as being acceptable against policy EP3 of the Council's Local Plan.

### **Parking/Highway implications**

8. Buckinghamshire County Highway Authority has reviewed the application and consider that the access is sufficient for the proposed purpose and that its use will not result in additional danger to highways users. NO objections are therefore raised with regard to highway safety.

### **Other matters**

9. The Parish Council has objected to the application on the grounds that it considers the proposal to be a 'substantial' structure in a Green Belt location. Concerns regarding the permanence of the structure by way of proposed materials being brick and tile, and the size of the proposed building are also echoed in a number of objections received through public consultation. The combination of these factors has also led to objections relating to concern that the building will be subject to a change of use application for residential use at a later date.

10. However, the Local Planning Authority can only consider the application as proposed, which in this instance relates to a stable building, and as noted this is considered to be acceptable in terms of the impact on the Green Belt and character of the area.

11. It is also noted that reference has been made to a current application for a change of use of an existing stable block to residential use in a neighbouring field. However, no direct comparison can be drawn between the two with the existing neighbouring building being over twice the size in comparison to the proposed building subject to this report.

12. An objection has been raised in relation to the impact of the application on local wildlife. However, as part of the proposal it is not proposed to remove any trees or any buildings. As such, it is not considered that the proposal would result in a risk to protected species such that an objection to the proposal could be sustained.

14. Objections have been raised on the grounds that the existing field is not currently used for grazing purposes and is felt by objectors to not currently be suitable for the purpose. However, the existing lawful use of the field is agricultural and, as such, reasonable measures will be possible to allow for the facilitation of grazing.

15. Objections have been raised in relation to the applicant's description of existing boundary features and the use of a specific name and postcode for the application site. These matters are not felt to affect the key considerations of the application and have not been given weight in its consideration.

16. An objection has been received on the basis that no details have been provided in relation to waste management for the horses. However, as the stables would only provide for two horses and the land can currently be used for the grazing of horses or other animals it would not be appropriate for a condition relating to waste management to be added to any approval granted, and a refusal on this basis could not be substantiated.

17. An objection has been raised on the potential impact by the proposal on neighbouring property prices. This is not a planning consideration and so cannot be speculated on as part of this assessment.

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18. An objection has been received on the basis of a perceived lack of public consultation. The Council's records show that neighbouring properties were notified where legally required and that a number of other neighbouring properties were also notified at the Council's discretion when taking into account the nature of the proposed development and the relationship of the site with neighbouring properties. In this instance a site notice was also displayed adjacent to the field and the main highway of Parsonage Lane.

### **Conclusions**

19. 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.

### **Working with the applicant**

20. 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. In this case amended plans were submitted to overcome concerns raised by the case officer.

### **RECOMMENDATION:**

#### **Conditional Permission**

Subject to the following conditions:-

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

Reason: To comply with the provisions of Section 91(1) (a) of the Town and Country Planning Act 1990 (or any statutory amendment or re-enactment thereof).

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

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

3. The stable block hereby approved shall only be used for the keeping of horses in connection with the use of the land edged in red for the keeping of horses and shall not be used as a livery or for any commercial purposes.

Reason: To ensure that no separate commercial use commences without prior consideration of the planning issues by the District Planning Authority, in the interests of safeguarding the amenities of the locality. (Policies GB1 and EP3 of the South Bucks District Local Plan (adopted March 1999) refer and Core Policy 9: Natural Environment of the South Bucks Core Strategy - adopted February, 2011 refers.

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

**LIST OF APPROVED PLANS**

<b><u>Plan Reference</u></b>	<b><u>Date received by District Planning Authority</u></b>
PROPOSED ELEVATIONS	18.03.2019
BLOCK PLAN	18.03.2019
SITE PLAN	18.03.2019

**INFORMATIVE(S)**

1. INFORMATIVE: You are advised that consent under the Building Regulations may be required for the proposed development and the Building Control Unit at the Council should be contacted in this regard. (SIN41)
2. INFORMATIVE: Due to the close proximity of the site to existing residential properties, the applicants' attention is drawn to the Considerate Constructors Scheme initiative. This initiative encourages contractors and construction companies to adopt a considerate and respectful approach to construction works, so that neighbours are not unduly affected by noise, smells, operational hours, vehicles parking at the site or making deliveries, and general disruption caused by the works.

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

**PART A****South Bucks District Council  
Planning Committee****Date of Meeting:** 17 April 2019**Parish:** Burnham Parish Council

<b>Reference No:</b>	PL/18/4669/FA
<b>Proposal:</b>	Demolition of existing house and erection of new detached dwelling, creation of vehicular access.
<b>Location:</b>	11 Britwell Road, Burnham, Buckinghamshire, SL1 8AQ
<b>Applicant:</b>	Mr Sameer Mohidin
<b>Agent:</b>	Mr Abdul Wajid
<b>Date Valid Appl Recd:</b>	11 December 2018
<b>Recommendation:</b>	PER
<b>Case Officer:</b>	Ian Severn

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



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**REASON FOR PLANNING COMMITTEE CONSIDERATION:**

This application has been reported to planning committee due to the level of objection that has been received.

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 dwelling with a shared ground floor wall to a single storey projection to the dwelling at 15 Britwell Road. The property comprises a plot located on the north side of Britwell Road within a developed area of Burnham. The application site is bounded by 9 Britwell Road to the west, the garden of which also wraps around the rear of the application site, and 15 Britwell Road to the east (there is no number 13). For the purposes of the Chiltern and South Bucks Townscape Character Assessment the application site is located in an area categorised as being a Suburban Road.

**THE APPLICATION**

The application seeks planning permission for a replacement dwelling at 11 Britwell Road, Burnham. The application site currently contains a dwelling of similar size and design to that proposed with hardstanding recently installed in accordance with Permitted Development rights forward of the dwelling.

**RELEVANT PLANNING HISTORY**

None

**TOWN / PARISH COUNCIL:**

Response received (18/01/19) 'The Committee RESOLVED to state they had NO OBJECTIONS, on the proviso the applicant was to submit an appropriate construction management plan, which outlined how the transportation of materials and traffic management would be dealt with. This was vital as the dwelling was located in a compacted area, by a busy junction.'

**REPRESENTATIONS:**

17 objections received from 12 addresses. Representations have been received prior to and after the receipt of amended plans, all responses are summarised below:

- Inaccuracies on application form and Design and Access Statement relating to existing development on the site
- Would create highway danger to motorists and parked vehicles
- Would create highway danger to pedestrians
- Loss of public open space to form new driveway leading to property
- Loss of front garden for car parking
- Poor standard of application
- Applicant does not have control of existing side elevation boundary treatments and so cannot comply with requested visibility splays
- Would result in removal of a telegraph pole, two utility boxes and planting troughs
- Disruption during works (should request Construction Management Plan)
- No gain in number of bedrooms or dwellings
- Structural impact on neighbouring dwelling from removal of party wall
- Appearance would be out of character with the locality
- No vehicle turning possible within application site
- No specified building materials
- No bin store
- No site notice displayed / lack of public consultation
- Applicant is not owner of the property
- Overlooking of neighbouring property



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**CONSULTATIONS:**

Building Control (South Bucks District Council)

No response received to date.

Buckinghamshire Highways (Buckinghamshire District Council)

Summarised as no objection subject to four specified conditions and four specified informatives.

Waste Management (South Bucks District Council)

No response received to date.

Access For The Disabled Officer (South Bucks District Council)

No response received to date.

**POLICY:**

National Policy:

National Planning Policy Framework (NPPF) (published March 2012).

Planning Practice Guidance.

Development Plan:

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

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

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

Core Strategy Policies: CP1, CP2, CP8, CP9 and CP12.

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 Assessment (published November 2017)

**EVALUATION**

**Principle of development**

1. The application site is located within a developed settlement area where the principle of development is acceptable in principle provided that it conforms with all relevant policies and guidance as set out in the 'policies' section of this report.

**Design/character & appearance**

2. The front elevation of the proposed dwelling would present a projected gable end with bay window. The gable would be subordinate in height to the main ridgeline. In this regard it would present a similar front facing appearance to the existing dwelling and would remain in keeping with the existing street scene.

3. The proposed dwelling would maintain a distance of 1m to the boundary with 9 Britwell Road when viewed from the street scene, with this elevation then narrowing to 85cm at the nearest point above ground level. It is considered that when viewed from the street scene the proposed dwelling would retain sufficient spaciousness on this side when taking into account the existing inconsistent spacing between buildings along Britwell Road, and that the front elevation would maintain a 1m distance such that this relationship is considered acceptable. Although the dwelling would be set at two storey level immediately adjacent to the boundary with number 15, this is consistent with the existing side elevation building line, as such it is considered that the built form cannot be argued to be more harmful to the street scene than the existing dwelling.

4. Although the side elevation facing the footpath running between 7b and 9 Britwell Road would largely be obscured by the dwelling at 9 Britwell Road, any views afforded to this elevation would present a far more unified elevation than the existing dwelling. When viewed from this angle the most noticeable aspect would be the reduction of depth of the existing two storey rear projection which has a width of approximately a

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third of the overall width of the dwelling and is located along the boundary with 15 Britwell Road. This would be replaced by a single storey element spanning the width of the replacement dwelling, which would be slightly wider than existing.

5. Overall it is considered that the proposed dwelling would remain in keeping with the locality in terms of size, height, width and design and would also remain consistent with recommendations made within the Chiltern and South Bucks Townscape Character Assessment with regard to the character of and setting of a Suburban road and would comply with policies EP3 and H9 of the South Bucks District Local Plan (adopted March 1999), with proposed materials conditioned to be agreed with the Council to ensure that there is no adverse impact on the street scene.

### **Residential amenity**

6. The proposed dwelling would be set on the boundary with number 15 Britwell Road. Along this elevation it would feature similar eaves heights at two storey level as the existing dwelling. Although the ridge height would be higher than the existing dwelling it is considered that additional bulk and mass at roof level is mitigated by the design allowing for a side facing gable end limiting the size and area of the roof form which would be set higher than existing.

7. The neighbouring dwelling at number 15 incorporates a staggered side elevation with the main two storey part set in slightly from the shared boundary and then a single storey rear projection which extends to the boundary line. Currently this single storey element is located immediately adjacent to a two storey flat roof section of the existing application dwelling.

8. By contrast, the proposal seeks to improve this relationship by restricting the proposed two storey element of this side elevation to the area where a space exists between the buildings by providing only a single storey projection immediately adjacent to the neighbour rear projection.

9. Taking into account the above, overall, it is considered that the proposed dwelling would not present substantial additional amenity harm to number 15 by way of overshadowing, loss of light to the side elevation, obtrusiveness or general appearance.

10. The building line of the side elevation facing number 9 would be set slightly nearer to the neighbouring dwelling and would have a deeper elevation along this side than existing. This is considered to be compensated by the depth of the neighbouring dwelling being similar to that proposed. Additionally where the existing application dwelling currently presents a haphazard and incohesive appearance when viewed from this neighbouring property the side elevation of the proposed dwelling would be more traditional and less obtrusive in appearance.

11. Taking into account the above, overall, it is considered that the proposed dwelling would not present substantial additional amenity harm to number 9 by way of overshadowing, loss of light to the side elevation, obtrusiveness or general appearance.

12. Whilst a first floor side elevation window is shown facing number 15, this would serve a bathroom and as such, in the event of planning permission being granted, it would be reasonable and necessary to condition it to be obscurely glazed and non-opening below 1.7 metres to protect neighbouring privacy.

13. It is considered that any overlooking of neighbouring properties from proposed front and rear facing windows would be comparative to existing overlooking and would be consistent with a developed residential area. The application is therefore not considered to afford any significant overlooking which would be detrimental or warrant refusal of the application.

14. It is therefore considered that the proposal will not adversely affect the residential amenities of adjacent properties. Consequently the proposal is considered to comply with policies EP3, EP5 and H9 of the South Bucks District Local Plan (adopted March 1999).

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### **Parking/Highway implications**

15. The application allows for sufficient parking to comply with policy TR7 of the South Bucks District Local Plan (adopted March 1999) for the resultant dwelling and the Highways Authority have raised no objection to the application. Consequently, it is considered that the application is acceptable in terms of highways and parking matters.

16. The Highways Authority has provided the following comments in relation to the amended plans.

'Thank you for your consultation dated 8th February 2019, regarding an amendment to the proposed application PL/18/4669/FA at the above location.

In my previous response, I highlighted concerns regarding a proposed new access to the property. I note that the proposed access has now been amended in light of these concerns, and the comments below are in reference to the new block plan.

The alternative access proposal does now align with the proposed driveway and parking spaces of 11 Britwell Road. I am satisfied that the vehicular visibility splays of 2.4m x 43m are now achievable. These will remain as recommended conditions for this application.

It is noted from the new plan that the existing utility cabinet is proposed to be moved, so as to avoid the new access driveway. This relocation should be sought through the relevant party who are responsible for this cabinet.

I would normally advise that pedestrian visibility splays of 2m x 2m be required either side of the access to allow emerging vehicles to see pedestrians on the footway. The amended plan demonstrates that some visibility is achievable with 2 cars parked on the driveway, assuming 5m x 2.8m parking spaces as per Buckinghamshire guidance. However, given these spaces will not be formally marked as bays, it is likely that 2m visibility can be achieved either side of the two parked vehicles and within the applicants land.

It is noted that pedestrian visibility at a number of neighbouring properties does not conform to guidance and it would therefore be deemed unfair to stipulate that this driveway should go above and beyond to meet this guidance. There is also the consideration, that by providing off-street parking for this property, the applicant is removing potential on-street parking along Britwell Road, providing a highway safety benefit. For these combined reasons, in this particular circumstance, minimum pedestrian visibility splays will not form a condition...'

17. The requested conditions and informatives have been reviewed in the context of the application and are agreed to be reasonable and necessary in the event that permission is granted. Consequently it is considered that the application is acceptable in terms of highways and parking matters.

### **Other matters**

18. The Parish Council have raised no objection to the application but have requested that a condition be added requiring the submission of a Construction Management Plan to any approval granted. This request has also been echoed through public consultation. This aspect of the application has also been considered by the Highways Authority who requested a Construction Management Plan to be submitted. Taking this into account and given the scale of development proposed it is not considered reasonable or necessary to in this instance to include a condition regarding construction management. In the event that planning permission is granted it an informative can be included advising of a Considerate Constructors Scheme which South Bucks District Council recommends in relation to such matters.

19. Objections have been raised regarding inaccuracies on the application form and Design and Access Statement relating to existing development on the site. Whilst the various discrepancies are noted it is not considered that they should materially affect the outcome of the application as they relate to the existing dwelling whilst the focus of consideration should be the impact of the proposed dwelling. The existing

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dwelling is not a Listed Building and is not otherwise felt to be of specific merit, it is worth noting that none of the consultation responses received objected to the principle of demolition of the existing dwelling.

20. Notwithstanding this, concern has been raised with regard the potential loss of or relocation of a telegraph pole, two utility boxes and planting troughs. It is considered that the removal or relocation of these items would not be detrimental to the street scene or locality.

21. The inaccuracies noted by consultees include that hardstanding has been created forward of the dwelling. This appears to have occurred following the submission of the application but prior to its determination. The works appear to conform with Schedule 2, Part 1, Class F of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) and so, in terms of development, cannot be considered to be unacceptable in principle.

22. Concern has been raised regarding whether the demolition of the existing dwelling would also result in the removal of a shared wall with the neighbouring dwelling at number 15. It should be noted that the demolition of the dwelling itself could be undertaken independently of this application and without the need for planning permission. To this extent the proposed works would be subject to compliance with Building Control Regulations and potential Third Party Wall Agreements which be independent of any planning permission granted. As such the Council would only be able to recommend that relevant parties seek independent legal advice.

23. An objection has been raised relating to there being no provision of a bin store for the proposed dwelling. On this note it must be considered that the site currently contains an existing dwelling of similar size, the current dwelling has no specified bin storage but instead bins are kept where it is felt appropriate within the property, it is considered that the proposed site layout would allow for this arrangement to be continued. Additionally, it is noted that dedicated bin stores forward of dwellings do not form part of the characterised street scene, as such were one to be proposed its incorporation would need to be considered in terms of its impact on the locality as well the site and neighbouring properties. Although no consultation response has been received from the Council's Waste team, when taking the above factors into account it is considered that sufficient space exists within the proposed property for bins to be located at the occupier's discretion with bins then presented at the front of the property on collection days in line with current arrangements.

24. An objection has been received on the basis of a perceived lack of public consultation and specifically because no site notice was displayed. The Council's records show that neighbouring properties were notified where legally required and that a number of other neighbouring properties were also notified at the Council's discretion when taking into account the nature of the proposed development and the relationship of the site with neighbouring properties. In this instance no site notice was displayed as it would not have been appropriate to do so when taking account of the nature of the application.

25. No consultation response was received from Building Control in relation to the application, however, compliance with Building Control regulations and legislation would be required separately in the event that planning permission is granted.

26. The applicant has stated that no trees or hedges will be affected by the proposal. It is considered that a sufficient amount of amenity space would remain within the site curtilage to serve the resulting dwelling, although when taking into account the size of the application site it would be appropriate and necessary to remove relevant Permitted Development rights relating to further development in order to ensure that sufficient amenity space is retained and that further extension and outbuildings are considerably undertaken.

### **Conclusions**

27. 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.

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### **Working with the applicant**

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

South Bucks District Council works with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service,
- 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, amended plans been provided and considered following conversation with the applicant. The amended plans addressed concerns relating to vehicular access for the property, with further plans correcting the rear elevation's positioning.

### **RECOMMENDATION:**

#### **Conditional Permission**

Subject to the following conditions:-

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

Reason: To comply with the provisions of Section 91(1) (a) of the Town and Country Planning Act 1990 (or any statutory amendment or re-enactment thereof).

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

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

3. The windows at first floor level in the side elevation of the dwelling hereby permitted shall be of a permanently fixed, non-opening design, unless the parts of the window that can be opened are more than 1.7 metres above the floor of the room in which the window is installed and shall be fitted and permanently maintained with obscure glass.

Reason: To prevent overlooking and loss of privacy in the interests of the amenities of the adjoining neighbours (number 15) (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 the side elevation(s) of the dwelling hereby permitted. (SD17)

Reason: To prevent overlooking and loss of privacy in the interests of the amenities of the adjoining properties (numbers 9 and 15). (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)

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5. Notwithstanding the provisions of Article 3 and Classes A, B & E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking and/or re-enacting that Order with or without modification), no enlargement, improvement or other alteration (including the erection of a garage, stable, loosebox or coach-house within the curtilage) of or to the dwellinghouse the subject of this permission, shall be carried out nor shall any building or enclosure required for a purpose incidental to the enjoyment of any said dwellinghouse as such be constructed or placed on any part of the land covered by this permission. (SD12)

Reason: The nature and density of the layout requires strict control over the form of any additional development which may be proposed in the interests of maintaining a satisfactory residential environment. (Policies EP3 and H9 of the South Bucks District Local Plan (adopted March 1999) refer.)

6. Prior to the commencement of the development the new access to 11 Britwell Road shall be designed and constructed in accordance with details to be submitted to and approved by the Local Planning Authority. The access shall be constructed in accordance with; Buckinghamshire County Council's Guidance note, "Private/Commercial/Industrial Vehicular Access within Highway Limits" 2013.

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

7. Prior to the commencement of the development, minimum vehicular visibility splays of 43m from 2.3m back from the edge of the carriageway, from both sides of the new access onto Britwell Road, shall be provided in accordance with approved plans to be submitted to and approved by the Local Planning Authority. Visibility splays shall be kept clear from any obstruction between 0.6m and 2.0m above ground level.

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

8. The development shall not be implemented until the surface water drainage of the site has been designed so as to prevent the discharge of water onto the public highway. Details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To minimise danger and inconvenience to highway users.

9. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on the adjacent public highways in accordance with details to be submitted and agreed in writing by the Local Planning Authority prior to the commencement of the development.

Reason: To minimise danger and inconvenience to highway users.

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

**LIST OF APPROVED PLANS**

<b><u>Plan Reference</u></b>	<b><u>Date received by District Planning Authority</u></b>
PROPOSED ELEVATIONS	02.04.2019
LOCATION MAP	04.02.2019
PROPOSED BLOCK PLAN	04.02.2019
EXISTING PLAN	11.12.2018
PROPOSED GROUND FLOOR	11.12.2018
PROPOSED FIRST FLOOR & ROOF PLAN	03.04.2019

**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) 2 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: You are advised that consent under the Building Regulations may be required for the proposed development and the Building Control Unit at the Council should be contacted in this regard. (SIN41)
3. INFORMATIVE: Due to the close proximity of the site to existing residential properties, the applicants' attention is drawn to the Considerate Constructors Scheme initiative. This initiative encourages contractors and construction companies to adopt a considerate and respectful approach to construction works, so that neighbours are not unduly affected by noise, smells, operational hours, vehicles parking at the site or making deliveries, and general disruption caused by the works.

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

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4. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding, skip or any other device or apparatus for which a licence must be sought from the Highway Authority. A period of 10 days must be allowed for the issuing of the licence, please contact the Streetworks team at the following address for information.

Streetworks  
10th Floor, New County Offices  
Walton Street, Aylesbury,  
Buckinghamshire  
HP20 1UY  
Telephone 01296 395000

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

Streetworks  
10th Floor, New County Offices  
Walton Street, Aylesbury,  
Buckinghamshire  
HP20 1UY  
Telephone 01296 395000

6. It is an offence under S151 of the Highways Act 1980 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.
- .....



**PART A****South Bucks District Council  
Planning Committee****Date of Meeting:** 17<sup>th</sup> April 2019**Parish:** Beaconsfield Town Council

<b>Reference No:</b>	PL/19/0187/FA
<b>Proposal:</b>	Redevelopment of site to create two detached dwellinghouses, landscaping and hardstanding
<b>Location:</b>	3 Owlsesars Close, Beaconsfield, Buckinghamshire, HP9 1SS
<b>Applicant:</b>	Mr Harvey
<b>Agent:</b>	Mr Nick Corder
<b>Date Valid Appl Recd:</b>	18 January 2019
<b>Recommendation:</b>	PER
<b>Case Officer:</b>	Mick Denman

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



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**REASON FOR PLANNING COMMITTEE CONSIDERATION:**

This application has been reported to planning committee due to the level of objection that has been received.

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 site is within the built-up area of Beaconsfield, excluded from the Green Belt. Owlsears Close is a short spur road extending in a southeasterly direction from Wooster Road. No. 3 is a detached two storey dwelling with an attached flat-roofed double garage on the west side, at the southern end of the spur, facing north. The dwelling, currently unoccupied, stands on a plot approx. 20m wide (W-E) and 18m deep (N-S). The site boundaries to the side and rear are fenced and marked by tree and shrub planting. The garden is somewhat neglected and overgrown.

To the northwest and west of the site are two bungalows, the northernmost fronting on to Owlsears Close and backing on to Wooster Road, the southernmost fronting Wooster Road, the rear face approx 5m from the site boundary. To the south, three houses fronting Seeleys Road back on to the site, 6-7m from the boundary. To the east is a large detached house, facing southeast, the nearer corner approx. 8m from the site boundary. To the northeast is a two storey house facing west towards Owlsears Close, the southern flank elevation approx. 3m from the site boundary.

The site has benefited from planning permission for demolition and redevelopment for a number of years.

The area in which the site is located is identified in the Chiltern & South Bucks Townscape Character Study, Part 3 (2017) as an 'Open Plan Suburban' area. This townscape typology is characterised by its sense of space and openness with no boundary treatment between buildings and the roads. It is typical of late 1960s-1970s development. Dwellings tend to follow a distinct and consistent architectural style, and are typical of their period.

The site falls within the Seeleys Road Area of Special Character, as designated by the Study. The guide notes that the area is a good example of an 'Open Plan Suburban' typology and is particularly well preserved and maintained. This area has been identified as an Area of Special Character due to its high quality townscape. It is considered particularly vulnerable to change as a result of its uniform townscape character and consistent architectural approach, associated with consistent public realm, boundary and landscape treatment.

**THE APPLICATION**

The application seeks planning permission for redevelopment of site to create two detached dwellinghouses, along with landscaping and hardstanding.

As noted above, the site at present accommodates a single dwelling house. The existing house is relatively large in comparison with the general character of development fronting Wooster Road and Owlsears Close, and the plot on which it stands is also relatively large. The existing house, however, with its low-pitch roof with a ridge height of approx. 7m, and tile-hung front gable projection is very much in accordance with the design and character of the neighbouring dwellings.

The site has had the benefit of planning permission for redevelopment for a number of years. Planning permission was granted for the demolition of No. 3 and its replacement in October 2013, and a further full planning permission was granted for Plot 1, the eastern house, with amendments to design, in April 2014. For reasons that have not been recorded, both permissions were subject to conditions imposing a five year time limit for commencement of the development, rather than the conventional three years. The result is that the permission granted for Plot 2, the western house, expired in October last year, well before submission of the current application in February, whereas the permission for the eastern house would lapse unless lawfully implemented on or before 10th April 2019. Conditions imposed by the 2014 approval requiring discharge of

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details prior to commencement have been dealt with. Information provided by the agent in the form of an emailed letter received on 2nd April 2019 indicates that work on the implementation of the extant permission for the eastern house has commenced, with photographic evidence to support this statement. It is acknowledged therefore that the implementation of development approved under ref. 14/00006/FUL has been lawfully commenced. The agent has advised that work will comprise implementation of the approved scheme, until or unless the current application receives permission.

The current proposal is for a pair of two storey detached dwellings set side by side, both facing north towards the end of Owlsears Close and the flank wall of No. 2. The houses would be served by the existing vehicular access extending south from the turning head at the end of Owlsears Close, flanked by the frontage areas of Nos. 2 and 4 Owlsears Close.

The proposed houses are shown as two storey dwellings with hipped roofs and single storey projections, sited side by side facing north. Eaves of the two storey buildings are shown to be approx. 5m high, and the main ridges 8.4m. The houses are shown to be separated by a 3.5m gap, the two storey flank wall of the eastern house (Plot 1) shown to be 4m from the eastern site boundary, the two storey flank wall of the western house (Plot 2) 7m from the western boundary. The rear walls are shown to be 12-13m from the southern boundary. Both dwellings are shown to incorporate attached double garages with pyramid roofs, the Plot 1 garage set forward and linked to the main dwelling by a single storey projection, and the Plot 2 garage set to the west of the house. The garages are shown to be separated from the side boundaries by approx. 1m.

In comparison with the original approvals, the current proposals are very similar. The changes to Plot 1 comprise minor alterations to fenestration, removal of areas of tile hanging, replacement of two individual garage doors with a double door, and an alteration to the design of the porch surrounding the front door. In relation to Plot 2, the changes comprise an alteration to the roof of the attached garage with a pyramid shown instead of a hipped ridge, use of a double width garage door, removal of tile hanging and minor changes to fenestration, along with an altered and slightly enlarged porch.

The application includes an Arboricultural Survey Report incorporating a Tree Protection Plan. The Report concludes that development of the site can take place without harm to the significant trees on the site. The tree protection plan indicates the root protection areas of the trees on site and the position of fencing to be erected to protect the trees.

The agent has provided a Design Statement in support of the choices made in the design of the proposed houses. It is acknowledged that since the original proposal for two houses on this site was approved in 2013 (now lapsed) there has been a significant change to SPD advice, with the publication in 2014 (with subsequent revisions) of Part 2 of the South Bucks Townscape Character Study, which gives some significance to the character of the Seeleys Estate. Nevertheless, it is considered that the current proposal remains justified. It is noted that there is an existing planning permission for the dwelling on Plot 1, and that the current application seeks only minor changes to this dwelling. The current proposals in respect of Plot 2 are likewise similar to those approved in 2013.

It is noted that the DAS submitted in support of the original 2013 application recognised the distinctive spaciousness and layout of Seeleys Estate with its open frontages, but argued that the application site is in a transitional position between the open character of the roads through Seeleys Estate and adjoining development including the relatively recent scheme immediately to the south of the subject site, where houses based on Arts and Crafts designs with steeper pitched roofs are predominant and have been approved and built. These would ordinarily be considered architecturally more appropriate for Beaconsfield than the 1960's Seeleys designs which use materials of their time, and have shallow pitched roofs now associated with the utilitarian architecture of the post war austerity period. The Statement notes that the South Bucks Townscape Study Part 2, in its current revision, first identified the Seeleys Estate as having special character in 2015. It is of relevance that this Character Area includes the five houses adjoining and to the south of the subject site.

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The Statement also notes that No. 3 Owlsears Close is not prominently located, being 'tucked away' at the end of Owlsears Close with little visual significance for the character and appearance of the surrounding area.

### **RELEVANT PLANNING HISTORY**

13/00755/FUL - Redevelopment of site to create two detached dwellinghouses. Refused 24/06/13 (scale, height and design, unacceptable level of overlooking and loss of privacy to no. 2 Owlsears Close).

13/01460/FUL - Redevelopment of site to create two detached dwellinghouses, landscaping and hardstanding - Approved 24/10/13. Condition 1 states that development must begin not later than 5 years from the date of the permission. Permission expiry date 24/10/18.

14/00006/FUL - Detached dwellinghouse (Plot 1). (Amendment to Planning Permission 13/01460/FUL) - Approved 10/04/14. Condition 1 states that development must begin not later than 5 years from the date of the permission. Permission expiry date 10/04/19.

PL/18/4449/CONDA - Application for approval of conditions 3, 4, 5, 8, 9 and 10 of Planning Application 14/00006/FUL. (Detached dwellinghouse (Plot 1) - Approved 06/02/19.

PL/18/4709/VRC - Variation of condition 2 of application 13/01460/FUL (redevelopment of site to create two detached dwellinghouses, landscaping and hardstanding) - Withdrawn 24/01/19.

### **TOWN COUNCIL**

Beaconsfield TC - The committee objected to this application as it was considered to be an overdevelopment of the plot, with a loss of privacy to neighbouring plots and not in keeping with neighbouring properties within the area (meeting 07/02/19).

### **REPRESENTATIONS**

10 reps letters have been received, including one from the Beaconsfield Society. Material points raised are summarised as follows:

- Planning permission 13/01460/FUL has now lapsed.
- Without a detailed comparison highlighting the differences between the plans associated with 13/01460/FUL and this new application, it is impossible to understand the changes proposed by the current application.
- The architects' drawings of neighbouring properties are inaccurate and misleading because they take no account of extensions and modifications to the footprints of neighbouring properties.
- No detailed assessment of the impact of the proposed redevelopment on local amenities, sewerage, fire access etc. has been completed.
- The application proposes two large houses, which would be to the detriment of neighbours' quiet enjoyment of their homes. The development would be overbearing and unneighbourly. The plot size is inadequate to accommodate two dwellings.
- The development does not facilitate screening due to limited space for planting. The majority of the mature trees on the south side of the plot are shown to be removed thus exposing the new houses to the adjacent properties.
- The development would create more light and noise pollution in the area.
- The development would result in significant loss of privacy for local residents.
- Frontage parking space would be inadequate for the two houses proposed, with inadequate turning space resulting in parking in the turning head.
- The development would be out of character with the Seeleys Estate and detrimental to the generally open plan and spacious nature of the street of which this plot forms part. This scheme therefore breaches the Townscape Character Study and is inappropriate in an Area of Special Character.
- The proposed development would be too big, obtrusive and over-dominant, an overdevelopment with excessive plot coverage and density of development. It does not respect typical spacing between buildings in this area.
- Owlsears Close is single track and increased traffic would result in additional potential for accidents.

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- Access would be inadequate for refuse vehicles and emergency services, such as fire engines.
- The pitch of the roof as proposed is too high and steep when compared with neighbouring low pitches with suitable concrete roof tiles. The design, with steep pitches and large chimney stacks more resemble a Victorian manor house, not a classic Seeleys open aspect design.
- The amenity space available to occupants is uncharacteristically small.
- The proposals would not accord with policies H9, H11, EP3 or CP8.
- The current application shows that Plot 2 would be moved closer to the southern boundary and becomes very intrusive as a result.
- The current application proposes that both houses would have accommodation in the roof with windows facing and overlooking properties on Seeleys Road, resulting in significant loss of privacy.
- The first floor rooms of plot 2 would look towards bedroom, sitting room and kitchen windows in adjacent Seeley Road properties to the south, and would also result in an unacceptable loss of privacy in the rear garden.
- Outlook from neighbouring houses would change from green trees to bricks, glass and mortar.
- Currently no permissions have been granted for demolition of one property to be replaced by two separate detached properties on the Seeleys Estate. The proposal if approved would set a dangerous precedent.

### **CONSULTATIONS**

Highways - This application is similar to previous applications, including 13/00755/FUL, to which the Highway Authority raised no objection, subject to conditions. This current application does not materially differ from that of application in highway terms.

The proposal is for the demolition of the existing dwelling and erection of two 4 bedroom dwellings served by the existing 2.8m wide private access drive off Owlsears Close. The proposed dwellings are shown to be located clear of the public highway maintained by the Buckinghamshire County Council, and as such I do not believe that this will have a detrimental impact on the safety and convenience of highway users. The junction of Owlsears Close and Wooster Road benefits from good visibility and can easily accommodate the intensification of vehicular movements associated with this proposal.

Trees - no objection in arboricultural terms. A new Tree Preservation Order is not recommended because of previous planning history, and trees being removed as outlined in the application have already been agreed in previous permission. The submitted tree report outlines ground protection measures for retained trees including legally protected trees in neighbouring property. If planning permission is granted, planning condition ST18 is recommended.

### **POLICIES**

National Planning Policy Framework (NPPF) revised 2019.

National Planning Policy Guidance (NPPG)

South Bucks District Local Plan (SBDLP), adopted March 1999 (Saved policies). Relevant Policies may include: GB1, GB2, GB3, GB10, GB11, C1, C6, EP3, EP4, EP5, H9, H10, H11, H12, H13, TR5 and TR7.

South Bucks Local Development Framework Core Strategy (adopted February 2011). Relevant Core Policies may include: CP1, CP2, CP3, CP7, CP8, CP9, CP12 and CP13.

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

South Bucks District Council Affordable Housing SPD - Adopted July 2013

### **EVALUATION**

#### **Principle of development**

1. S38(6) of the Planning and Compulsory Purchase Act 2004 requires that decisions are made in accordance with the development plan unless material considerations indicate otherwise. The NPPF (revised 2019) is an important material consideration in planning decisions. It does not change the statutory status of

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the Development Plan, but policies in the Development Plan need to be considered and applied having regard to the extent to which they are consistent with the NPPF.

2. Unless material considerations indicate otherwise, proposals that accord with an up-to-date development plan should be approved without delay, and where there are no relevant development plan policies or relevant policies are out-of-date, permission should be granted unless policies in the Framework provide a clear reason for refusal, or any adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

3. The application seeks permission for replacement development within an existing residential curtilage, set within an existing settlement, replacing a single existing dwelling with two dwellings. As the usage of the land would not be subject to change, the proposed residential development gives rise to no objection in principle and can be considered to accord with the principle of maximising efficiency in the use of land designated for residential use. It is necessary however to consider the proposal in terms of a range of significant issues to assess whether the impact of the proposed replacement dwellings would result in a level of harm sufficient to justify refusal.

### **Design/character & appearance**

4. The NPPF (2019) at paragraph 124 states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Paragraph 127 states that developments, among other requirements, should function well and add to the overall quality of the area, should be visually attractive as a result of good architecture, layout and landscaping, and should be sympathetic to local character and history. Paragraph 130 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.

5. Core Strategy policy 8 states that all new development must be of a high standard of design and make a positive contribution to the character of the surrounding area.

6. SBDLP 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.

7. SBDLP policy H9 requires that development for residential purposes is compatible with the character of the surrounding area in terms of density, layout, design, height, scale, form and materials. Development in or adjacent to the areas defined in Policy H10 (Residential Areas of Exceptional Character) should be sympathetic to the character of these areas. In assessing whether proposals are compatible the Council will have particular regard to the size and shape of the site and its physical characteristics. Proposed development should not adversely affect the character or amenities of nearby properties or the locality in general, for example through overdominance, obtrusiveness, loss of important trees or important groups of trees, loss of privacy or loss of daylight. In addition, proposals should include provision for conveniently located, usable amenity space and satisfactory access for emergency vehicles and refuse collection.

8. SBDLP policy H10 states that within Residential Areas of Exceptional Character, proposals for residential development which would have an adverse effect on the exceptional character of the area will not be permitted. The plot and the frontage of any proposed dwelling should be compatible with the majority of others in the area of exceptional character, and the siting of any proposed dwelling should be consistent with the spacing and layout of dwellings in the vicinity of the application site and in the area of exceptional character. The majority of those important features which are characteristic of the site or the street scene, such as trees, shrubs, hedges, walls, verges, lack of kerbs and footways should be retained, and the design of each proposed dwelling should be of a high standard and compatible with the character and size of existing development in the vicinity of the application site.

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9. The scale, design and appearance of the proposed houses have been the subject of concern in representations. Nevertheless, the current proposals must be considered in relation to the previous approvals on the site. In relation to Plot 1, this dwelling is subject to a current permission and implementation has (lawfully) started. The current proposal for Plot 1 represents only minor design changes, and in different circumstances it is likely these changes could be considered to comprise non-material amendments. The permission for the dwelling on Plot 2 lapsed last year, but nevertheless the fact that the dwelling now proposed is almost identical to the dwelling originally approved is a material consideration. It is also the case that a redesigned dwelling on this plot, if proposed, would fall to be considered in relation to its immediate and closest neighbour, and a form and design significantly different to the form and design of Plot 1 would potentially appear incongruous.

10. It is the case, as the agent points out, that the form and design of the two houses now proposed is generally consistent with the form and design of the group of five houses immediately to the south, fronting Seeleys Road. This tends to reinforce the agent's argument that the site is part of a transitional zone between the distinctive character of the Seeleys estate and the more conventional character found further south. It is acknowledged, however, that the houses to the south back on to the site and the two sets of houses would not be seen in conjunction from any public vantage point, so only limited weight can be given to this similarity.

11. The site of the current application is largely screened from Seeleys Road and Wooster Road, and the two houses proposed would be prominent only in views from Owlsears Close to the north of the site. The limited visual impact of the proposed development would minimise impact on the wider setting of the site, a point made in the report considered in 2013. Since the original approvals in 2013 and 2014, there has been a small but significant change in the setting of the site with the extension and alterations to No. 2 Owlsears Close. The appearance of this property has been changed by the erection of gabled front extensions, and the introduction of rendering and horizontal boarding which have resulted in a house of elegant appearance but perhaps less consistent with the characteristic designs in the surrounding area than was the case previously.

12. Development fronting Wooster Road and Owlsears Close is characterised by relatively wide plot frontages which contribute to the open and spacious feel of the area. The proposed plots are approx. 20m wide. This is narrower than average, and the detached houses proposed would result in the feel of a higher density development. The two storey lanted of the dwellings, however, would be reasonably well separated from the side boundaries, and it is considered that there would not be the appearance of overdevelopment. The frontage areas of the two plots would lack the spacious, green character found in the area, but the same assessment could be made of the slightly restricted frontage of the existing dwelling, with its narrow access sandwiched between the frontages of Nos. 2 and 4.

13. It is acknowledged that the form and design of the proposed houses is not in character with the standard of built development generally found in the Seeleys Road area. Nevertheless, it is the case that the site is not prominently located, and does fall into an area of transitional character. The proposed houses are considered to be of satisfactory design and would not appear remotely out of place in most areas of Beaconsfield. It is also necessary to have regard to the existing approval for Plot 1, and the recently lapsed approval for Plot 2. In this situation, it is considered that the design and appearance of the two proposed houses is acceptable.

14. The application includes an arboricultural report and details of measures to be taken to protect retained trees, and existing trees adjacent to the site boundaries. The Trees Officer is satisfied with the proposals, and it is considered that, subject to conditions, no trees of significance would be affected by the proposal. It is considered that adequate amenity space would be available for the occupants of the proposed dwellings.

15. The design, scale and siting of the development are considered acceptable in terms of policies EP3, H9 and H10 of the South Bucks District Local Plan. The development would be in accordance with guidance set out in the NPPF (2019).

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**Residential amenity**

16. The NPPF at paragraph 127 sets out a number of design related principles to be applied in consideration of new development. It supports (f) the creation of places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

17. 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.

18. SBDLP policy H9 requires that development for residential purposes is compatible with the character of the surrounding area, and should not adversely affect the character or amenities of nearby properties or the locality in general, for example through overdominance, obtrusiveness, loss of important trees or important groups of trees, loss of privacy or loss of daylight.

19. Representations have raised a number of concerns in relation to amenity. The current application, however, proposes two dwellings very similar to those previously approved, although one of the approvals has now lapsed. The houses now proposed are no larger than those previously proposed, and are similar in their location. The current proposals show variations to windows, but these are minor changes to size and shape rather than changes in position. It is the case, therefore, that the current proposals would result in no greater impact on neighbours' access of light, quality of outlook, or privacy than would have been the case had the previous approvals been implemented as approved. In this context, it is obviously relevant that the permission for Plot 1 remains an extant permission.

20. The proposed rear facing windows at first floor level would be separated from the southern site boundary by 12-13m, a distance normally acknowledged as being sufficient to result in no unreasonable overlooking of properties to the rear. The houses to the rear of the site have gardens of similar length. Similarly, forward facing first floor windows would be approx. 12m from the property boundary of No. 2 Owlsars Close to the north. Perhaps the more significant impact would be on No. 4 Owlsars Close, a bungalow facing east towards the site access. The southeastern corner of this dwelling is approx. 11m from the front face of Plot 2, and the frontage of No. 2 would be overlooked at relatively close range. It is the case, however, that the existing two storey dwelling on the site is located in a similar position, with first floor windows facing forward.

21. The drawings for Plot 2 show two first floor windows facing sideways towards the western boundary. Both are two-light windows, set approx. 7m from the rear boundary of No. 2 Wooster Road. The windows provide light to a bathroom and an en-suite, and it would be appropriate to impose a condition to require obscure glazing and to restrict opening to elements more than 1.7m above floor level, to ensure reasonable privacy. Plot 1 is shown with no windows at first floor level facing east: roof lights shown in the lower roof would provide light to a utility room at ground floor level but no views out.

22. Despite an assertion made in a representation, no second floor accommodation is proposed and no windows or roof lights are shown at roof level. It is the case, however, that the roofs of both properties would have the capacity to accommodate additional floor space. It would be appropriate, therefore, to impose a condition to remove normal permitted development rights for the insertion of additional windows or roof lights into the dwellings, other than at ground floor level.

23. The proposed dwellings are therefore considered to comply with Policies EP3, EP5 and H9 of the South Bucks District Local Plan and to accord with guidance in the NPPF.

**Parking/Highway implications**

24. The NPPF notes at paragraph 109 that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Within this context, paragraph 110 states (c) that planning



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authorities should seek to create places that are safe, secure and attractive - which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards.

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

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. The existing vehicular access from the end of Owlsears Close would be retained to provide access to the site. This is less than 3m wide but highway advice indicates that access arrangements are acceptable and adequate to serve the two dwellings proposed. Parking provision would comprise a double garage and two external parking spaces for each dwelling, in accordance with the Appendix 6 minimum standard. The drawings indicate that there would be adequate space to enable cars to be turned within the site to exit in a forward direction. As the access point is in line with the alignment of Owlsears Close, visibility would not be an issue. In the light of the highway advice, it is considered that the proposals are acceptable in highway terms.

28. It is considered that the proposal accords with policy TR5 of the South Bucks District Local Plan, and that sufficient parking availability would be available to comply with policy TR7. The development would be in accordance with NPPF guidance.

### **Flood risk/drainage**

29. The NPPF (2019) at paragraph 163 states that when determining planning applications, local planning authorities should ensure that flood risk is not increased elsewhere; that vulnerable development is located in low-risk areas; that development is appropriately flood-resistant and resilient; that it incorporates sustainable drainage systems; and that safe access and escape routes are provided where appropriate. Footnote 50 states that a site-specific Flood Risk Assessment (FRA) will be required for all development in Flood Zones 2 and 3.

30. The site is within an area designated as Flood Zone 1. In this situation no FRA is required and an appropriate surface water drainage arrangement can be ensured by condition.

### **Ecology**

31. The NPPF at paragraph 49 requires planning authorities to contribute to the preservation and enhancement of the natural environment by minimising impacts on and providing net gains for biodiversity. Core policy 9 of the Core Strategy (2011) sets out similar requirements.

32. In the light of this guidance, it would normally be appropriate to seek an ecological survey and report to address the conservation of biodiversity, in particular European protected Species, as demolition of an existing building is proposed. In this case however, the existence of a current planning permission for Plot 1, which requires demolition of the existing dwelling, means that it would have been unreasonable to request provision of this information.

### **Conclusions**

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

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**Working with the applicant**

34. In accordance with Section 4 of the National Planning Policy Framework (2018), the Council, in dealing with this application, has worked in a positive and proactive way with the Applicant / Agent and has focused on seeking solutions to the issues arising from the development proposal.

South Bucks District Council works with applicants/agents in a positive and proactive manner by;

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

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

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

**RECOMMENDATION:  
Conditional Permission**

Subject to the following conditions:-

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

Reason: To comply with the provisions of Section 91(1) (a) of the Town and Country Planning Act 1990 (or any statutory amendment or re-enactment thereof).

2. The approved dwellings shall not be constructed above DPC level until a schedule of materials to be used in the elevations of the development has been submitted to and approved by the District Planning Authority in writing. Thereafter the development shall be carried out in accordance with the approved details.

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 materials to be used in hard surfacing of the application site shall be in accordance with the details shown on drawing 13 OWS SP03 Rev. B and shall have been implemented in accordance with the approved details prior to the first occupation of the dwellings hereby approved.

Reason: To ensure that the appearance of the development is not detrimental to the character or appearance of the conservation area or the neighbouring Listed Building, in accordance with Policies EP3 and C1 of the South Bucks Consolidated Local Plan (Feb 2011) and Policy CP8 of the South Bucks Local Development Framework Core Strategy (adopted February 2011)

4. The planting and landscaping details shown on drawing 13 OWS SP03 Rev. B shall be implemented in accordance with the details during the first planting season following the first occupation of the dwellings. None of the trees, shrubs or hedgerows shown for retention shall be removed or felled, lopped or topped within a period of five years from the date of this permission, without the prior written permission of the Local Planning Authority.

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

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5. Details of boundary walls and/or fencing as shown on drawing 13 OWS SP03 Rev. B shall be erected in accordance with the approved details as shown before the initial occupation of the dwellings hereby approved.

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

6. The development shall be implemented in accordance with the arboricultural method statement (Merewood, 16 November 2018) submitted and approved as part of the planning application and under the supervision of a retained arboricultural specialist in order to ensure that the phasing of the development accords with the stages detailed in the method statement and that the correct materials and techniques are employed.

Reason: To maintain the visual amenity of the area. (Policies EP3, EP4 and L10 of the South Bucks District Local Plan (adopted March 1999) refer.)

7. The destruction by burning of materials within the site shall not take place within 8 metres of the furthest extent of the canopy of any tree or group tree to be retained on the site or on land adjoining as shown on the submitted plans. Similarly, no building materials, equipment, vehicles, plant, oil or other petroleum products shall be stored or allowed to stand within the branch spread of the trees to be retained on site.

Reason: To ensure that the trees to be retained are adequately protected, in the interests of visual amenity. (Policies EP3 and EP4 of the South Bucks District Local Plan (adopted March 1999) refer.)

8. The first floor windows in the west elevation of Plot 2 hereby permitted shall not be glazed or reglazed other than with obscure glass and shall be non-opening unless the parts of the windows which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

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

9. No further windows or roof lights other than those shown on the approved drawings shall be inserted at or above first floor level in the dwellings hereby approved.

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.)

10. The development hereby approved shall not be occupied until the scheme for parking and manoeuvring indicated on the approved drawings has been laid out and made available for use, and those areas shall not thereafter be used for any other purpose.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway. (Policy TR7 of the South Bucks District Local Plan (adopted March 1999) refers.)

11. Notwithstanding the provisions of Article 3 and Classes A,B,C & E of Part 1 of schedule 2 of the Town and Country Planning (General Permitted development Order 1995 (or any Order revoking and/or re-enacting that Order with or without modification), no enlargement, improvement or other alterations of or to the dwellinghouses the subject of this permission, shall be carried out nor shall any buildings or enclosure required for a purpose incidental to the enjoyment of any said dwellinghouse as such be constructed or placed on any part of the land covered by this permission.

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Reason: The nature and density of the layout requires strict control over the form of any additional development which may be proposed in the interests of maintaining a satisfactory residential environment. (Policies EP3 and H9 of the South Bucks District Local Plan (adopted March 1999) refer.)

12. The dwellings hereby approved shall not be occupied until a surface water drainage system, in accordance with details that have been submitted and approved in writing by the Local Planning Authority and which shall incorporate sustainable drainage principles, has been installed and is operational.

Reason: To ensure a satisfactory development in accordance with SuDS principles to safeguard against increased flood risk. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)

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

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

<b><u>Plan Reference</u></b>	<b><u>Date received by District Planning Authority</u></b>
12 OWS SL01	18.01.2019
13 OWS SP03 B	18.01.2019
13 OWS P10 C	18.01.2019
13 OWS P11 B	18.01.2019
Tree protection plan	18.01.2019

#### **INFORMATIVE(S)**

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

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

2. INFORMATIVE: You are advised that consent under the Building Regulations may be required for the proposed development and the Building Control Unit at the Council should be contacted in this regard.
3. INFORMATIVE: It is an offence under Section 151 of the Highways Act 1980 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.

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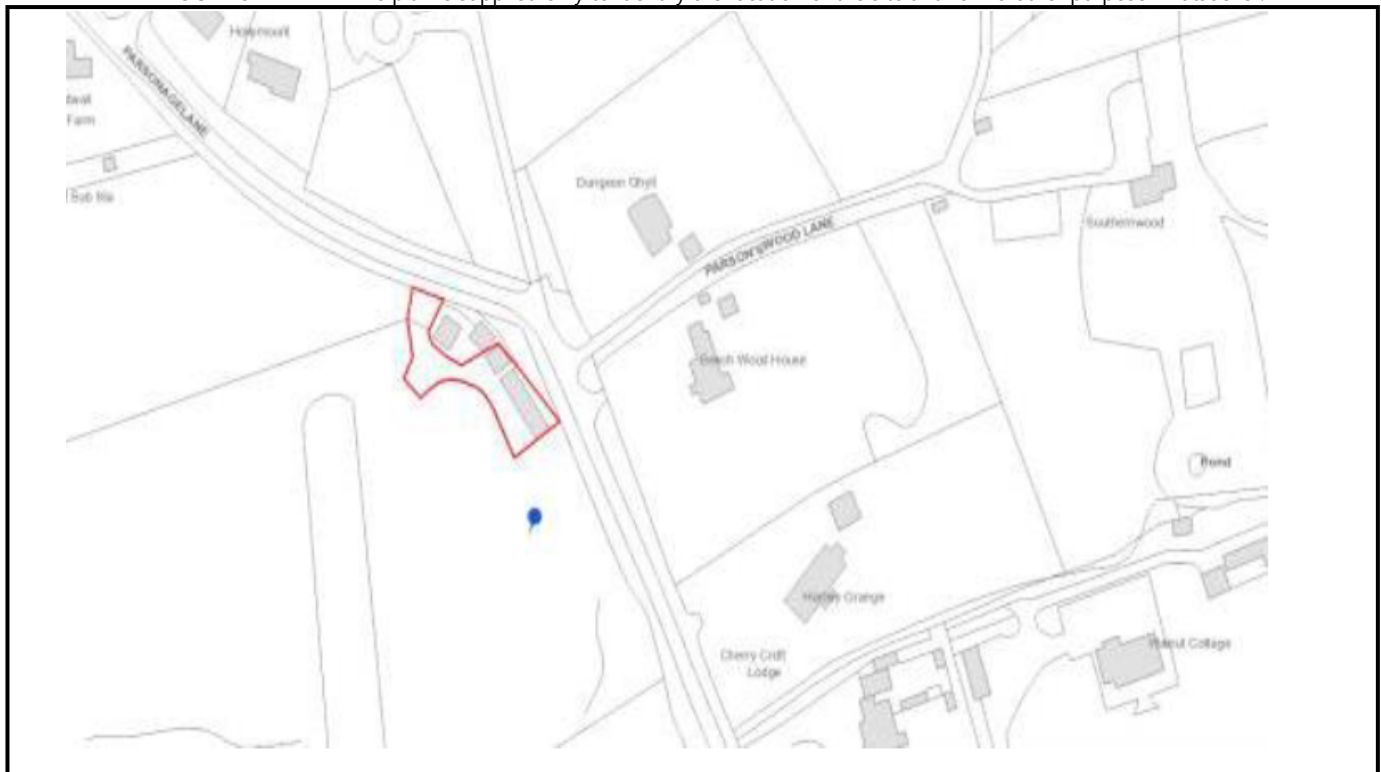
4. INFORMATIVE: No vehicles associated with the building operations on the development site shall be parked on the public highway so as to cause an obstruction. Any such wilful obstruction is an offence under Section 137 of the Highways Act 1980.
  
  5. INFORMATIVE: The applicant is advised that a licence 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.  
Bucks County Council Transportation -  
Transport for Buckinghamshire  
10th Floor County Hall  
Walton Street  
Aylesbury  
Bucks HP20 1UY  
Tel: 0845 230 2882
-

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**PART A****South Bucks District Council  
Planning Committee****Date of Meeting:** 17<sup>th</sup> April 2019**Parish:** Farnham Royal Parish Council

<b>Reference No:</b>	18/00928/FUL
<b>Proposal:</b>	Conversion of stable building to a residential dwelling.
<b>Location:</b>	Old Oak Farm, Parsonage Lane, Farnham Common, Buckinghamshire, SL2 3PA
<b>Applicant:</b>	Mr D Crisp
<b>Agent:</b>	Mr Robert Clarke
<b>Date Valid Appl Recd:</b>	21 May 2018
<b>Recommendation:</b>	PER
<b>Case Officer:</b>	Mick Denman

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

## INTRODUCTION

Members will recall that this application, seeking permission for conversion of a stable building on the southwest side of Parsonage Lane to the south of Farnham Common to a single dwelling, was considered by the Committee at the meeting on 9th January this year. The site had been visited by members before the meeting. After discussion, it was resolved that the application should be deferred, with Officers instructed to seek further details of landscaping and planting, and to seek to achieve a S106 agreement with the applicant to contain an obligation to remove a number of existing containers and portable buildings from the land associated with the application site.

Members are referred to the report considered in January, which is attached as an appendix to this report.

This report is to update the Committee on developments since the meeting, and to move towards determination of this application.

## FURTHER REPRESENTATIONS

The report considered in January summarised representations that had been received from 24 individuals. Since then, two further letters/emails have been received. Points made that are additional to the matters set out in the previous report are summarised below:

- The floor plan shows the external walls of the building to be of single skin brickwork. In order for the premises to be suitable for residential use it will be necessary to insulate internally, as external insulation would increase the footprint of the building. In order to achieve the required level of insulation for residential use a cavity construction would be required. This would result in reduction of the habitable space within the building. The writer calculates that the internal area would be reduced to 71.3 sq m. The 'Technical housing standards - nationally described space standard' March 2015 requires a single storey 2 bed 4p dwelling to have a minimum GIA of 70 sq.m. and 2 sq.m. of built in storage. Whilst the proposal complies with the minimum standard required, this emphasises that the proposal would be out of character and unsuitable as a residential unit in this location. The area is typical of larger detached properties, with no other properties similar in design, style or appearance to the conversion proposed. It would fail to respect the character and appearance of the area and therefore would not comply fully with the provisions contained in adopted policies.
- The NPPF (2018) paragraph 143 states that inappropriate development is, by definition, harmful to the GB and should not be approved except in very special circumstances. No such special circumstances exist and paragraph 144 states inappropriate development should not be permitted. As the proposal does not fully comply with the policies of the SBDLP and is out of character, as a residential property in this location, it is inappropriate and should be rejected.
- The application form states that the property will be connected to the mains sewer. However, this may not be possible due to distance and gradient. If it is necessary to build a package treatment plant (like other houses in the vicinity), it is questioned whether there would be room for it within the proposed residential curtilage. This would therefore be likely to result in further hard standing development in the green belt. Given that this would already be a highly inappropriate development, this gives rise to a further reason for refusal.

## PROGRESS SINCE PREVIOUS MEETING

### Landscaping/planting

1. The agent has submitted a revised site plan incorporating landscaping and planting details. The plan defines the garden area for the proposed dwelling, which would be bounded to the southwest by the existing post and rail fence and to the southeast and northeast by new planting. The new planting is shown to comprise native mixed species hedge plants comprising an equal but random mix of Hornbeam, Hawthorn and Beech, planted at 400mm centres in a double staggered row 300mm apart. Plants to be a minimum 600mm in height. The hedge planting is shown to be protected on the outer side by a 1.5m post and rail fence.



2. Four trees are shown to be planted, in an arc around the outer curve of the driveway. These would consist of 3 x Field Maple and 1 x Sweet Gum Liquidamber. This latter species is not native to the UK (it is a north American native) but is an attractive tree with five pointed leaves that turn a vivid red in autumn. Within the garden area, the plan shows that the ground would be mostly grassed, with granite setts laid to adjoin the rear (SW) face of the converted stable. The access drive and parking spaces are shown to be surfaced in bonded gravel, with the access itself surfaced in tarmac as at present. The existing gates would be retained or replaced.

### **S106 Agreement**

3. The Committee resolved to seek the completion of a S106 legal agreement to secure the removal of the three existing storage containers on the site (i.e. the 'land edged in red and also the land edged in blue on the location plan submitted with the application) and also the removal of one of the existing portable 'tin shed' storage buildings. These requirements have been broadly agreed by the applicant, and Instructions have been passed to the Council's legal section to draft the agreement on this basis.

4. However, it is the case that the applicant, by way of the agent, has indicated that retention of one of the 'tin shed' buildings and one of the storage containers would be the preferred option. This option would secure the removal of one tin shed and two storage containers, resulting in a benefit to the appearance of the site.

### **EVALUATION**

5. In response to the additional points raised in representation, it is acknowledged that the dwelling that would be created by conversion of the existing stable building would be a small residential unit with two bedrooms, and that a unit of this restricted size is in contrast to the existing houses nearby. The situation of the stable, however, is clearly different to the situation of the residential properties on the other side of the road. The north-eastern side of Parsonage Lane at this point is a suburban residential area, although one that is developed to a low density and set in a wooded environment. Land to the southwest of the road in the vicinity of the site is different in character, being open and rural in character behind the strong roadside boundary hedge and tree belt. A dwelling of the type found on the other side of the road would clearly be inappropriate development in this situation, but the proposal, for conversion of an existing building without extension, is considered to accord with policy requirements and NPPF advice. The acknowledged fact that the dwelling would not be consistent with the character of development across the road does not provide grounds for refusal as the area in which the site is located is significantly different.

6. The concern in relation to the practicality of connection to the main sewer is noted. The agent has been asked to clarify the position, but if it is necessary to install an on-site treatment plant, it is likely that this would be largely underground and so would not have any significant visual impact. This is a matter that could be made the subject of a condition, to ensure that measures required are not detrimental to the appearance of the area.

7. The proposed landscaping and planting details have been well thought out, and are considered appropriate. The hedge planting would provide adequate screening to the building and curtilage, reducing visibility from the road, once mature. The four new trees proposed would benefit the appearance of the area. The proposals for fencing and ground surfacing are considered acceptable.

8. As noted, the requirements of the S106 are subject to broad agreement, although the applicant wishes to retain one of the three shipping containers for storage purposes and one of the tin sheds. It is the case that this option would secure the removal of one tin shed and two containers, which is clearly a benefit in terms of the appearance of the site and its surroundings, and it is considered that this option would be a reasonable outcome. If, however, members feel that the requirement should be removal of all three containers, this will be put to the applicant.

### **Conclusions**

9. In conclusion, it is considered that a fair and reasonable balance would be struck between the interests of the community and the human rights of the individuals concerned in the event of planning permission being granted in this instance, subject to appropriate conditions and to a S106 agreement to contain wording acceptable to the Committee.

**Working with the applicant**

10. In accordance with Section 4 of the National Planning Policy Framework (2018), the Council, in dealing with this application, has worked in a positive and proactive way with the Applicant / Agent and has focused on seeking solutions to the issues arising from the development proposal.

South Bucks District Council works with applicants/agents in a positive and proactive manner by;

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

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

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

**PREVIOUS REPORT APPENDED****RECOMMENDATION:****Conditional Permission**

Subject to the following conditions:-

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

Reason: To comply with the provisions of Section 91(1) (a) of the Town and Country Planning Act 1990 (or any statutory amendment or re-enactment thereof).

2. No windows or roof lights other than those shown on the approved drawings shall be inserted in to the building to be converted in accordance with this permission.

Reason: To prevent changes to the external appearance of the building that would be out of keeping with the surroundings of the site in the interests of the visual amenity of the area. (Policies EP3 and H9 of the South Bucks District Local Plan (adopted March 1999) refer.)

3. Notwithstanding the provisions of Article 3 and Classes A, B & E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking and re-enacting that Order with or without modification) , no enlargement, improvement or other alteration (including the erection of a garage, stable, loosebox or coach-house within the curtilage) of or to the dwellinghouse the subject of this permission, shall be carried out nor shall any building or enclosure required for a purpose incidental to the enjoyment of any said dwellinghouse as such be constructed or placed on any part of the land covered by this permission. (SD14A)

Reason: The site is located within the Metropolitan Green Belt where strict control over development is necessary in order to maintain the openness of the Green Belt. (Policy GB1 of the South Bucks District Local Plan (adopted March 1999) refers.)

4. The destruction by burning of materials within the site shall not take place within 8 metres of the furthest extent of the canopy of any tree or group tree to be retained on the site or on land adjoining as shown on the submitted plans. Similarly, no building materials, equipment, vehicles, plant, oil or other petroleum products shall be stored or allowed to stand within the branch spread of the trees to be retained on site.

Reason: To ensure that the trees to be retained are adequately protected, in the interests of visual amenity. (Policies EP3 and EP4 of the South Bucks District Local Plan (adopted March 1999) refer.)

5. The approved scheme of landscaping and planting, as shown on drawing OOF/02/d, shall be implemented not later than the first planting season following the first occupation or the substantial completion of the approved dwellinghouse, whichever is the sooner.

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

6. Any trees, hedgerows or shrubs forming part of the approved landscaping scheme which within a period of five years from the occupation or substantial completion of the development, whichever is the later, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the District Planning Authority gives written consent to any variation.

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.)

7. The development hereby approved shall be undertaken fully in accordance with the recommendations set out in the Ecological Report (AAe Environmental Consultants, September 2018). The dwelling hereby approved shall not be occupied until a scheme indicating the placement of 1 x Schwegler type 1 FF bat box and 2 x Schwegler 2 GR nest boxes has been submitted to and approved by the Local Planning Authority. The bat box and nest boxes shall be provided during the first planting season following the first occupation of the dwelling and shall thereafter be retained in place.

Reason: To mitigate the impact of the development on the ecology of the site and its surroundings, and to provide an enhancement to biodiversity. (Policy CP9 of the South Bucks Local Development Framework Core Strategy (2011) refers).

8. The dwelling hereby approved shall not be occupied until the new means of vehicular access has been sited and laid out in accordance with the approved drawing number OOF/02/d and constructed in accordance with Buckinghamshire County Council's guide note "Commercial Vehicular Access Within Highway Limits" 2001. For the avoidance of doubt the applicants will be required to enter into a S278 Agreement with the Highway Authority in order to comply with the requirements of this condition.

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.)

9. Prior to the occupation of the development, minimum vehicular visibility splays of 43m from 2.4m back from the edge of the carriageway from both sides of the access onto Parsonage Lane shall be provided. In accordance with the approved plans the visibility splays shall be kept clear from any obstruction between 0.6m and 2.0m above ground level.

Reason: To provide adequate visibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access. (Policy TR5 of the South Bucks District Local Plan (adopted March 1999) refers.)

10. The scheme for parking and manoeuvring indicated on the approved drawing OOF/02/d shall be laid out prior to the initial occupation of the development hereby permitted and that area shall not thereafter be used for any other purpose.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway. (Policies TR5 and TR7 of the South Bucks District Local Plan (adopted March 1999) refer.)

11. The dwelling hereby approved shall not be occupied until a satisfactory system for the disposal of foul sewage has been provided and brought into use, in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory and continuing standard of amenity for occupants of the site and the surrounding area is provided and maintained in connection with the development. (Policies EP3 of the South Bucks District Local Plan (adopted March 1999) refer.)

12. Any replacement materials to be used on the external surfaces of the building in the course of the development hereby permitted shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.

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

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

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

<b><u>Plan Reference</u></b>	<b><u>Date received by District Planning Authority</u></b>
OOF/00/b	05.12.2018
OOF/01	21.05.2018
OOF/02/d	16.01.2019
OOF/03/a	05.12.2018
FARN1702	21.05.2018

#### **INFORMATIVE(S)**

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

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

2. INFORMATIVE: You are advised that consent under the Building Regulations may be required for the proposed development and the Building Control Unit at the Council should be contacted in this regard.
3. INFORMATIVE: Although no evidence of bats has been recorded and the proposal relates only to alterations to the stable block, all site operatives should be made aware of current legislation protecting bats and their roosts. In the unlikely event of any bats being encountered on the site, then works should stop immediately so that appropriate advice can be provided by a qualified individual.

4. INFORMATIVE: It should be noted that all species of wild bird and their nests are protected under the Wildlife and Countryside Act 1981(as amended). Therefore, in order to avoid contravention of current legislation, works should be timed to avoid the main bird nesting season, which, in general, runs from March to August inclusive. If this is not possible, a check should be carried out prior to any works being undertaken to ensure there are no active nests present.
5. INFORMATIVE: In order to protect the established vegetation, suitable fencing may be required at certain locations to reduce the possibility of any damage that could be caused during the works. To minimise accidental damage, any overhanging branches should be pruned back to suitable live growth points. All works should be undertaken by a suitably qualified and experienced specialist contractor and should conform to current industry best practice, and to BS3998: 2010 'Tree Work - Recommendations'. The retention of these features will maintain existing habitat currently utilised by local wildlife.
6. INFORMATIVE: The applicant is advised that a licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the highway. A period of 28 days must be allowed for the issuing of the licence, please contact the Area Manager at the following address for information or apply online via Buckinghamshire County Council's website at:  
<https://www.buckscc.gov.uk/services/transport-and-roads/licences-and-permits/apply-for-a-dropped-kerb/>  
Transport for Buckinghamshire (Streetworks)  
10th Floor, New County Offices  
Walton Street, Aylesbury,  
Buckinghamshire  
HP201UY  
Tel: 01296 382416
7. INFORMATIVE: It is an offence under Section 151 of the Highways Act 1980 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.
8. 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 Section 137 of the Highways Act 1980.

5<sup>th</sup> April 2019

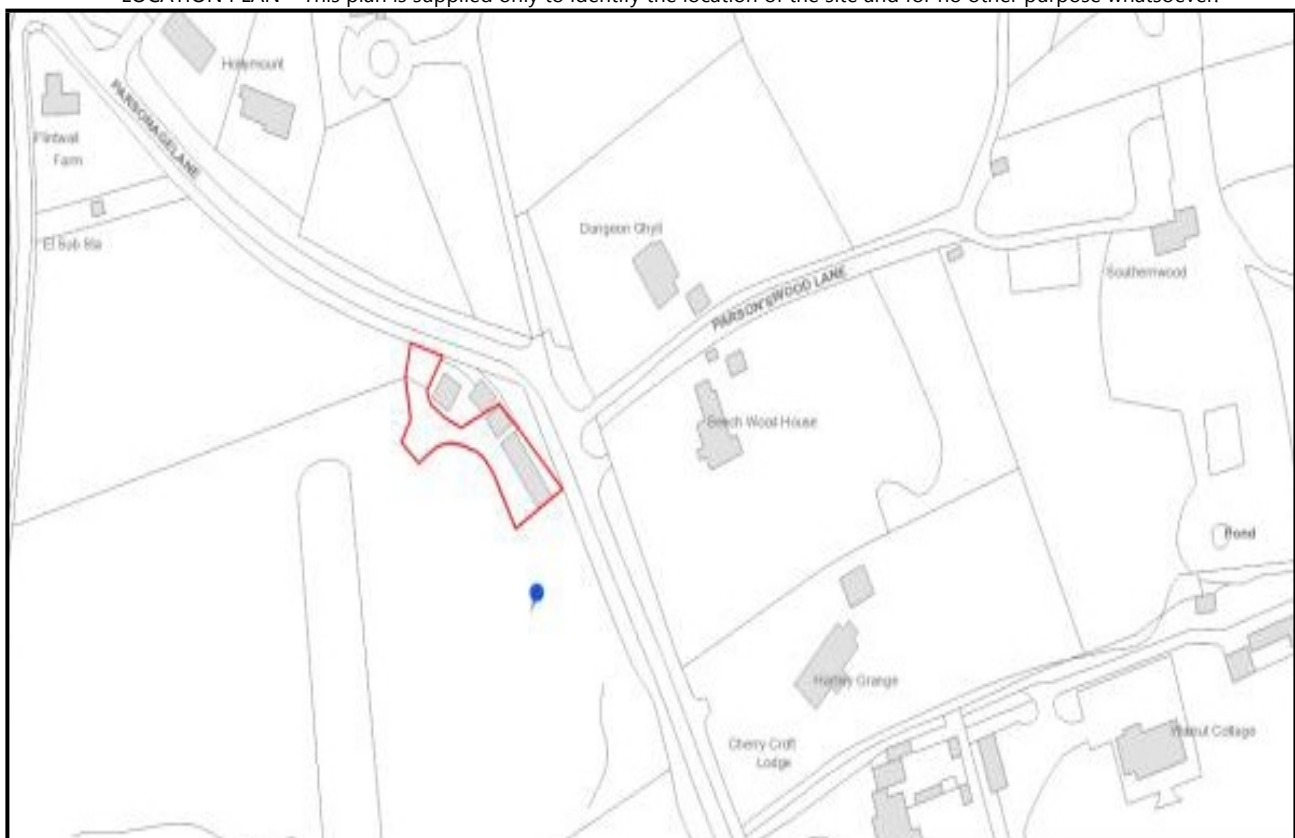
HEAD OF PLANNING AND ECONOMIC DEVELOPMENT

**APPENDIX TO PREVIOUS REPORT OF THE 9<sup>TH</sup> JANUARY 2019 PLANNING COMMITTEE****PART A****South Bucks District Council  
Planning Committee**

**Date of Meeting:** 9<sup>th</sup> January 2019 Farnham Royal Parish Council

<b>Reference No:</b>	18/00928/FUL
<b>Proposal:</b>	Conversion of stable building to a residential dwelling.
<b>Location:</b>	Old Oak Farm, Parsonage Lane, Farnham Common, Buckinghamshire, SL2 3PA
<b>Applicant:</b>	Mr D Crisp
<b>Agent:</b>	Mr Robert Clarke
<b>Date Valid Appl Recd:</b>	21 May 2018
<b>Recommendation:</b>	PER
<b>Case Officer:</b>	Mick Denman

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



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**REASON FOR PLANNING COMMITTEE CONSIDERATION :**

The application has been referred to the Planning Committee because of the level of objection that has been raised to the proposal.

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 comprises land on the southwest side of Parsonage Lane to the southeast of Farnham Common, within the Green Belt. The identified site is the north-eastern section of a grassed field that extends westward to Purton Lane. The site is currently used for the keeping and grazing of horses.

The building proposed for conversion is a linear stable building of brick construction with a tiled roof. It is 20.6m long and 4.2m deep, with five stable doors under an overhang in the southwestern elevation, opening on to a concrete apron. The site is separated from the road by an overgrown hedge and trees behind a deep ditch. The access is located to the northwest, also providing access to the adjoining field to the north. Aligned between the stable building and the access are two small barns and a group of three containers. The red edge is drawn to include the buildings and the site access.

The application site is the subject of an Article 4 Direction and an Area of Special Advertisement Control.

**THE APPLICATION:**

The application seeks planning permission for the conversion of the existing brick built stable building to provide a detached, single storey, two bedroom dwellinghouse. No extensions are proposed, the only changes being replacement of the existing stable doors by windows and a glazed door, and (as amended) insertion of three windows in the rear elevation.

The amended application shows land to the southwest of the building to be used as the primary amenity area. This is shown to be bounded by the existing fence to the southwest, and by new hedge planting to the southeast. Access would be by way of the existing site access, with two parking spaces shown to the northwest of the existing building. The application as submitted indicated the adjacent buildings to be within the red edge. An amended drawing has realigned the red edge to exclude these non-residential buildings.

An Ecology Report has been submitted in support of the application. This concludes that there are no ecological constraints to impede the development, and recommends provision of bat and bird boxes to provide enhancement in accordance with NPPF advice.

**RELEVANT PLANNING HISTORY:**

02/00720/FUL - Erection of stable block - Approved 28/08/02.

04/00310/FUL - Erection of detached barn - Refused 11/06/04. Appeal dismissed 14/03/05.

05/01469/FUL - Retention of hardstanding - Approved 06/01/06.

11/01603/FUL - Hay barn - Refused 07/11/11.

11/01997/CLOPED - Certificate of Lawfulness: Moveable structure to be used in connection with the keeping of horses - Approved 02/02/12.

**TOWN / PARISH COUNCIL COMMENTS:**

Farnham Royal PC - object to the proposal as there is no address associated with this site and no justification for the proposal. The proposed dwelling would be unattractive and out of keeping with other properties in the area. There is no precedent for such a dwelling within the Green Belt.

**REPRESENTATIONS:**

24 representations have been received. Material points made are summarised as follows:

- Green Belt land adjoining Parsonage Lane is subject to degradation and creeping urbanisation.
- If the stable block is no longer required for its stated purpose, it should be removed. Residential development is inappropriate in the Green Belt and should not be allowed.
- Approval would open the door to further development in the Green Belt.
- The natural landscape of the site should be retained to the benefit of wildlife and the community.
- The proposed dwelling would be unattractive and out of keeping with other properties in the area.
- The proposal would lead to an increase in traffic on roads already struggling to cope.
- The stables appear to remain in active use for accommodating horses. The building is not redundant.
- The name "Old Oak Farm" is a recent invention and may not be registered with the Post Office.
- The use of land adjacent to Parsonage Lane as garden land would erode the privacy of local residents.

**CONSULTATIONS:**

Highways - no objection to the proposal subject to conditions.

Trees Officer - there are no legal tree constraints on this site. It is noted that the hedge screening along the Parsonage Lane frontage is mainly young elm regeneration. As this will eventually succumb to Dutch elm disease, it would be appropriate to seek a landscaping scheme to show details of replacement. Mature ash and oak trees on the site would not be directly threatened by the proposal, but may require future tree work to reduce conflict with occupiers.

Waste Team - no objection. Collection would be made from Parsonage Lane.

**POLICIES**

National Planning Policy Framework (NPPF) revised 2018.

National Planning Policy Guidance (NPPG)

South Bucks District Local Plan (SBDLP), adopted March 1999 (Saved policies). Relevant Policies may include: GB1, GB2, GB3, GB10, GB11, C1, C6, EP3, EP4, EP5, H9, H10, H11, H12, H13, TR5 and TR7.

South Bucks Local Development Framework Core Strategy (adopted February 2011). Relevant Core Policies may include: CP1, CP2, CP3, CP7, CP8, CP9, CP12 and CP13.

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

South Bucks District Council Affordable Housing SPD - Adopted July 2013

**EVALUATION****Principle of development**

1. S38(6) of the Planning and Compulsory Purchase Act 2004 requires that decisions are made in accordance with the development plan unless material considerations indicate otherwise. The NPPF (revised 2018) is an important material consideration in planning decisions. It does not change the statutory status of the Development Plan, but policies in the Development Plan need to be considered and applied having regard to the extent to which they are consistent with the NPPF.
2. Unless material considerations indicate otherwise, proposals that accord with an up-to-date development plan should be approved without delay, and where there are no relevant development plan policies or relevant policies are out-of-date, permission should be granted unless policies in the Framework provide a clear reason for refusal, or any adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.



3. The NPPF (paragraph 59) notes that the Government's objective is to significantly boost the supply of homes. Paragraph 77, under the heading "Rural Housing" notes that policies and decisions should be responsive to local circumstances and reflect local needs. Paragraph 78 emphasises that new housing development should be located where it will enhance or maintain the vitality of rural communities. Paragraph 79 states that development resulting in the creation of isolated homes in the countryside should be resisted, unless one or more of a range of specific circumstances applies. Among these are proposals that would enable the reuse of a redundant or disused building, and would enhance the immediate setting of that building.
4. Although in the countryside and beyond the long established limit of the built-up area, the site cannot be considered to be an isolated site, being located in an area characterised by scattered residential development, approx. 60m from the southwestern edge of the main built-up area, and within easy walking/cycling distance of the wide range of facilities available in the village centre, approx. 800m away. It is considered that the site does have reasonably satisfactory pedestrian access to the centre of Farnham Common despite the absence of footways along much of Parsonage Lane, as the road is relatively lightly trafficked and serves a large number of existing residential properties.
5. The site is in private use, and no business is operated from the stable block or the land associated with it. The proposed conversion would not result in loss of employment or reduction in economic activity.
6. In the light of the assessment above, it is considered that the proposed conversion is locationally sustainable and residential use of an existing building in this location can be considered acceptable in principle. It is necessary, however to consider the proposal in relation to a range of issues in order to address all factors that contribute to overall sustainability. The most significant of these is the issue of the impact of the proposed conversion on the Green Belt.

#### **Metropolitan Green Belt (MGB)**

7. The NPPF (2018) advises at paragraph 133 that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open: the essential characteristics of Green Belts are their openness and their permanence. Paragraph 143 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 146 sets out a number of exceptional forms of development that may be considered not inappropriate in an area designated as Green Belt, provided they preserve its openness and do not conflict with the purposes of including land within it. These include "(d) the re-use of buildings provided that the buildings are of permanent and substantial construction".
8. SBDLP policy GB2 provides support for proposals to reuse existing buildings in the Green Belt, provided that such proposals accord with a number of criteria. These include requirements that the proposed new use does not detract from the open and undeveloped character of the Green Belt; that any associated new uses of land surrounding the buildings to be reused do not detract from the open and undeveloped character of the Green Belt; and that the proposal would not result in the loss of employment generating activities.
9. The proposal is the conversion of an existing building to an alternative use. No extension or additions are proposed, and the alternative use proposed would not therefore directly give rise to loss of openness in the Green Belt. Residential use, however, has the potential to result in an indirect impact through the formation of a residential curtilage and the introduction of fencing, domestic clutter and ancillary structures such as sheds, greenhouses and washing lines. The extent of the impact can be controlled by restricting the size of the residential curtilage and by use of conditions to remove permitted development rights for extensions and outbuildings (the site is subject to an article 4 direction that already removes permitted certain permitted development rights, but only applies to agricultural development).

10. In this case amendments have been sought which have reduced the site area shown to be incorporated within the residential curtilage, which as amended would incorporate the existing access to the site, turning and parking space (two spaces), and amenity areas to the northeast and southwest of the building. The area to the northeast lies between the building and the existing frontage boundary hedge, that to the southwest is an area that is currently partly occupied by the concrete apron adjoining the building, partly loose surfaced and bounded by an existing post and rail fence. The amended drawing shows new hedge planting along the exposed south eastern boundary and to reinforce the existing frontage boundary hedge.
11. Subject to conditions to require the implementation of a landscaping/planting scheme, and conditions to remove permitted development rights for extensions, ancillary structures and enclosures, it is considered that the creation of a residential curtilage as shown would not result in harm to the openness of the Green Belt.
12. The building proposed for conversion is a stable, providing space for up to five horses to be accommodated. The wider site is used for grazing horses, and the agent advises that four horses (or three horses and a Shetland pony) are kept on the site, which is approx. 1.85 hectares in area (an area of grazing land that would normally be considered adequate to accommodate up to four horses). It is a fact that the proposed conversion, if implemented, would result in the loss of the existing stabling facilities. The agent has advised, however, that the four horses on the site are 'outdoor horses', horses that do not require enclosed accommodation even in the coldest weather. He advises that the existing field shelters can be used to provide adequate protection for the horses, and that the stables are not currently in use. Independent advice has confirmed that this model of equestrian care is not unusual, and that many horses are well adapted to the outdoor life in all weather conditions. The existing containers would provide space for storage of additional food, equipment, etc.
13. In the light of the information supplied by the agent, it is considered that the conversion of the existing stables to residential accommodation would not result in a functional need for the provision of new stable accommodation and therefore that the proposal if implemented would not result in a demand for a new building in the Green Belt. It is the case that any new stable building if proposed would be subject to planning permission, and if such an application were to be submitted the advice provided by the agent in support of the current application would be a material consideration.
14. It is therefore considered that, subject to appropriate conditions, the proposed conversion of the existing stable block to residential use does not conflict with the criteria set out in South Bucks District Local Plan policy GB2 and would not significantly detract from the open character of the MGB. Having regard to the information that has been provided, the proposals as amended are considered to be an appropriate form of development in the Green Belt. The proposal is therefore considered in accordance with guidance set out in Section 13 of the NPPF (2018).

#### **Design/character & appearance**

15. The NPPF (2018) at paragraph 124 states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Paragraph 127 states that developments, among other requirements, should function well and add to the overall quality of the area, should be visually attractive as a result of good architecture, layout and landscaping, and should be sympathetic to local character and history. Paragraph 130 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.
16. Core Strategy policy 8 states that all new development must be of a high standard of design and make a positive contribution to the character of the surrounding area.

17. SBDLP 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.
18. SBDLP policy H9 requires that development for residential purposes is compatible with the character of the surrounding area in terms of density, layout, design, height, scale, form and materials. Proposed development should not adversely affect the character or amenities of nearby properties or the locality in general.
19. The proposal does not include any extensions to the existing building. Inevitably, the proposed conversion results in changes to the external appearance of the building, with a need for insertion of windows and doors. The facing bricks and roof tiles, however, would be retained unchanged. The proposal has been amended to reduce the extent to which the more public northwestern elevation, with no existing openings, would be changed. The original submissions showed the insertion of four windows and French doors in the rear elevation, whereas the amended proposal shows insertion of three small windows. Openings in the southeastern elevation, facing the field, are generally restricted to provision of glazing in the existing stable door openings, although the central opening is widened to provide space for the main entrance door as well as a window. A new small window is also shown to be inserted in the northwestern end elevation. In combination with the additional hedge planting which is indicated on the revised drawing and can be secured by condition, the rear elevation of the building would once the new planting is established be largely screened from public view, while there are no close range public views of the front elevation. It is considered that the alterations to the exterior of the building as detailed on the amended drawing would not result in a significant change to the character or appearance of the building as viewed from public vantage points.
20. It is inevitable that the character of the land around the building would change once brought into residential use. The proposed residential curtilage, however, is restricted in size and would be well screened by the existing boundary hedge and the proposed additional hedge planting. The boundary between the proposed curtilage and the remainder of the field is marked by existing fencing. It is considered that the restricted curtilage area combined with the additional planting proposed and a condition to remove permitted development rights for outbuildings and ancillary structures would enable the development to proceed without significant harm to the character or appearance of the site or the surrounding area.
21. Advice from the Trees Officer indicates that existing trees adjacent to the site would not be directly affected by the proposal, although tree works may be more likely in the longer term. The additional planting proposed would enhance the appearance of the site, and the existing frontage hedge would not be affected. It is considered that adequate amenity space would be provided to serve the proposed dwelling.
22. The design, scale and siting of the development are considered acceptable in terms of policies EP3 and H9 of the South Bucks District Local Plan. The development is considered to be in accordance with guidance set out in the NPPF (2018).

#### **Residential amenity**

23. The NPPF at paragraph 127 sets out a number of design related principles to be applied in consideration of new development. It supports (f) the creation of places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.
24. 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.

25. SBDLP policy H9 requires that development for residential purposes is compatible with the character of the surrounding area, and should not adversely affect the character or amenities of nearby properties or the locality in general, for example through overdominance, obtrusiveness, loss of important trees or important groups of trees, loss of privacy or loss of daylight.
26. The site lies to the southwest of Parsonage Lane, with no residential properties in the vicinity on that side of the road, other than Flintwall Farm, approx. 150m to the northwest. The opposite side of Parsonage Lane is characterised by large detached dwellings on spacious plots. The nearest dwellings, Dungeon Ghyll and Beech Wood House, are each approx. 50m from the building proposed for conversion. Primary windows are shown to face southwest, away from the houses opposite, and only a kitchen window and two bathroom/en-suite windows are shown to face towards the road and the properties opposite. Having regard to the design of the converted building and the distance to the adjacent dwellings, along with the existing tree and hedge screening, it is considered that there would be no unreasonable amenity impact on any neighbouring occupier.
27. The proposal is therefore considered to comply with Policies EP3, EP5 and H9 of the South Bucks District Local Plan and to accord with guidance in the NPPF.

#### **Parking/Highway implications**

28. The NPPF notes at paragraph 109 that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Within this context, paragraph 110 states (c) that planning authorities should seek to create places that are safe, secure and attractive - which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards.
29. Local Plan policy TR5 requires that in considering proposals involving a new or altered access onto the highway, works on the highway, the creation of a new highway or the generation of additional traffic, the District Council will have regard to the potential impact on safety, congestion and the environment. The amenities of nearby properties will also be considered.
30. 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.
31. Highway comments indicate no objection to the proposed conversion. It is noted that the development would be unlikely to result in a significant increase in vehicle movements and therefore would not be viewed as an intensification. Conditions are suggested to secure upgrading of the access, visibility splays and parking provision. Visibility appears adequate at the moment, and the amended plan shows two parking spaces, along with turning provision, to be available. It is considered that the proposed conversion would not give rise to any significant increase in vehicle movements at an access that is already in use.
32. It is considered that the proposal accords with policy TR5 of the South Bucks District Local Plan, and that sufficient parking availability would be retained at the property to broadly comply with policy TR7. The development would be in accordance with NPPF guidance.

#### **Other matters**

33. The NPPF at paragraph 170 states that planning decisions should contribute to, and enhance the natural environment by (among other things) minimising impact on biodiversity, and providing net gains where possible. Core Strategy policy 9 sets out a similar objective - "Seeking the conservation, enhancement and net gain in local biodiversity resources within the Biodiversity Opportunity Areas, on other non- designated land, on rivers and their associated habitats, and as part of development proposals".

34. Information submitted in support of the application includes an Ecology Report, based on a site survey carried out in August this year. It concludes that the site overall is of low ecological value, with no evidence of protected species. Although the site is within 1km of Burnham Beeches, there is no change to the development footprint and consequently it is unlikely that there would be any adverse impact. It is recommended that bird/bat boxes could be installed on site to provide enhanced nesting/roosting opportunities - 1 x Schwegler type 1 FF bat box and 2 x Schwegler 2 GR nest boxes are recommended. These measures to enhance the ecological value of the site could be secured by condition.

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

35. In accordance with Section 4 of the National Planning Policy Framework (2018), 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.

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

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

#### **Conclusions**

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

#### **RECOMMENDATION:**

##### **Conditional Permission**

Subject to the following conditions:-

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

Reason: To comply with the provisions of Section 91(1) (a) of the Town and Country Planning Act 1990 (or any statutory amendment or re-enactment thereof).

2. No windows or roof lights other than those shown on the approved drawings shall be inserted in to the building to be converted in accordance with this permission.

Reason: To prevent changes to the external appearance of the building that would be out of keeping with the surroundings of the site in the interests of the visual amenity of the area. (Policies EP3 and H9 of the South Bucks District Local Plan (adopted March 1999) refer.)

3. Notwithstanding the provisions of Article 3 and Classes A, B & E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking and re-enacting that Order with or without modification) , no enlargement, improvement or other alteration (including the erection of a garage, stable, loosebox or coach-house within the curtilage) of or to the dwellinghouse the subject of this permission, shall be carried out nor shall any building or enclosure required for a purpose incidental to the enjoyment of any said dwellinghouse as such be constructed or placed on any part of the land covered by this permission. (SD14A)

Reason: The site is located within the Metropolitan Green Belt where strict control over development is necessary in order to maintain the openness of the Green Belt. (Policy GB1 of the South Bucks District Local Plan (adopted March 1999) refers.)

4. The destruction by burning of materials within the site shall not take place within 8 metres of the furthest extent of the canopy of any tree or group tree to be retained on the site or on land adjoining as shown on the submitted plans. Similarly, no building materials, equipment, vehicles, plant, oil or other petroleum products shall be stored or allowed to stand within the branch spread of the trees to be retained on site.

Reason: To ensure that the trees to be retained are adequately protected, in the interests of visual amenity. (Policies EP3 and EP4 of the South Bucks District Local Plan (adopted March 1999) refer.)

5. The dwelling hereby approved shall not be occupied as a dwelling until a detailed scheme of landscaping and planting, in accordance with approved drawing OOF/02/b, has been submitted to and approved by the Local Planning Authority. The scheme shall provide details of planting to be carried out, including details of plant species, numbers, sizes and spacing, details of hard landscaping, and details of works to be carried out in relation to existing trees and shrubs to be retained. The approved landscaping and planting scheme shall be implemented not later than the first planting season following the first occupation or the substantial completion of the approved dwellinghouse, whichever is the sooner.

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

6. Any trees, hedgerows or shrubs forming part of the approved landscaping scheme which within a period of five years from the occupation or substantial completion of the development, whichever is the later, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the District Planning Authority gives written consent to any variation.

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.)

7. The development hereby approved shall be undertaken fully in accordance with the recommendations set out in the Ecological Report (AAe Environmental Consultants, September 2018). The dwelling hereby approved shall not be occupied until a scheme indicating the placement of 1 x Schwegler type 1 FF bat box and 2 x Schwegler 2 GR nest boxes has been submitted to and approved by the Local Planning Authority. The bat box and nest boxes shall be provided during the first planting season following the first occupation of the dwelling and shall thereafter be retained in place.

Reason: To mitigate the impact of the development on the ecology of the site and its surroundings, and to provide an enhancement to biodiversity. (Policy CP9 of the South Bucks Local Development Framework Core Strategy (2011) refers).

8. The dwelling hereby approved shall not be occupied until the new means of vehicular access has been sited and laid out in accordance with the approved drawing number OOF/02/b and constructed in accordance with Buckinghamshire County Council's guide note "Commercial Vehicular Access Within Highway Limits" 2001. For the avoidance of doubt the applicants will be required to enter into a S278 Agreement with the Highway Authority in order to comply with the requirements of this condition.

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.)

9. Prior to the occupation of the development, minimum vehicular visibility splays of 43m from 2.4m back from the edge of the carriageway from both sides of the access onto Parsonage Lane shall be provided. In accordance with the approved plans the visibility splays shall be kept clear from any obstruction between 0.6m and 2.0m above ground level.

Reason: To provide adequate visibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access. (Policy TR5 of the South Bucks District Local Plan (adopted March 1999) refers.)

10. The scheme for parking and manoeuvring indicated on the approved drawing OOF/02/b shall be laid out prior to the initial occupation of the development hereby permitted and that area shall not thereafter be used for any other purpose.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway. (Policies TR5 and TR7 of the South Bucks District Local Plan (adopted March 1999) refer.)

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

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

<b><u>Plan Reference</u></b>	<b><u>Date received by District Planning Authority</u></b>
OOF/00/b	05.12.2018
OOF/01	21.05.2018
OOF/02/b	05.12.2018
OOF/03/a	05.12.2018
FARN1702	21.05.2018

#### **INFORMATIVE(S)**

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

By signing up to the scheme, contractors and construction companies commit to being considerate and good neighbours, as well as being clean, respectful, safe, environmentally conscious, responsible and accountable. The Council highly recommends the Considerate Constructors Scheme as a way of

avoiding problems and complaints from local residents and further information on how to participate can be found at [www.ccscheme.org.uk](http://www.ccscheme.org.uk).

2. INFORMATIVE: You are advised that consent under the Building Regulations may be required for the proposed development and the Building Control Unit at the Council should be contacted in this regard.
3. INFORMATIVE: Although no evidence of bats has been recorded and the proposal relates only to alterations to the stable block, all site operatives should be made aware of current legislation protecting bats and their roosts. In the unlikely event of any bats being encountered on the site, then works should stop immediately so that appropriate advice can be provided by a qualified individual.
4. INFORMATIVE: It should be noted that all species of wild bird and their nests are protected under the Wildlife and Countryside Act 1981(as amended). Therefore, in order to avoid contravention of current legislation, works should be timed to avoid the main bird nesting season, which, in general, runs from March to August inclusive. If this is not possible, a check should be carried out prior to any works being undertaken to ensure there are no active nests present.
5. INFORMATIVE: In order to protect the established vegetation, suitable fencing may be required at certain locations to reduce the possibility of any damage that could be caused during the works. To minimise accidental damage, any overhanging branches should be pruned back to suitable live growth points. All works should be undertaken by a suitably qualified and experienced specialist contractor and should conform to current industry best practice, and to BS3998: 2010 'Tree Work - Recommendations'. The retention of these features will maintain existing habitat currently utilised by local wildlife.
6. INFORMATIVE: The applicant is advised that a licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the highway. A period of 28 days must be allowed for the issuing of the licence, please contact the Area Manager at the following address for information or apply online via Buckinghamshire County Council's website at:  
  
<https://www.buckscc.gov.uk/services/transport-and-roads/licences-and-permits/apply-for-a-dropped-kerb/>  
Transport for Buckinghamshire (Streetworks)  
10th Floor, New County Offices  
Walton Street, Aylesbury,  
Buckinghamshire  
HP201UY  
Tel: 01296 382416
7. INFORMATIVE: It is an offence under Section 151 of the Highways Act 1980 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.
8. 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 Section 137 of the Highways Act 1980.



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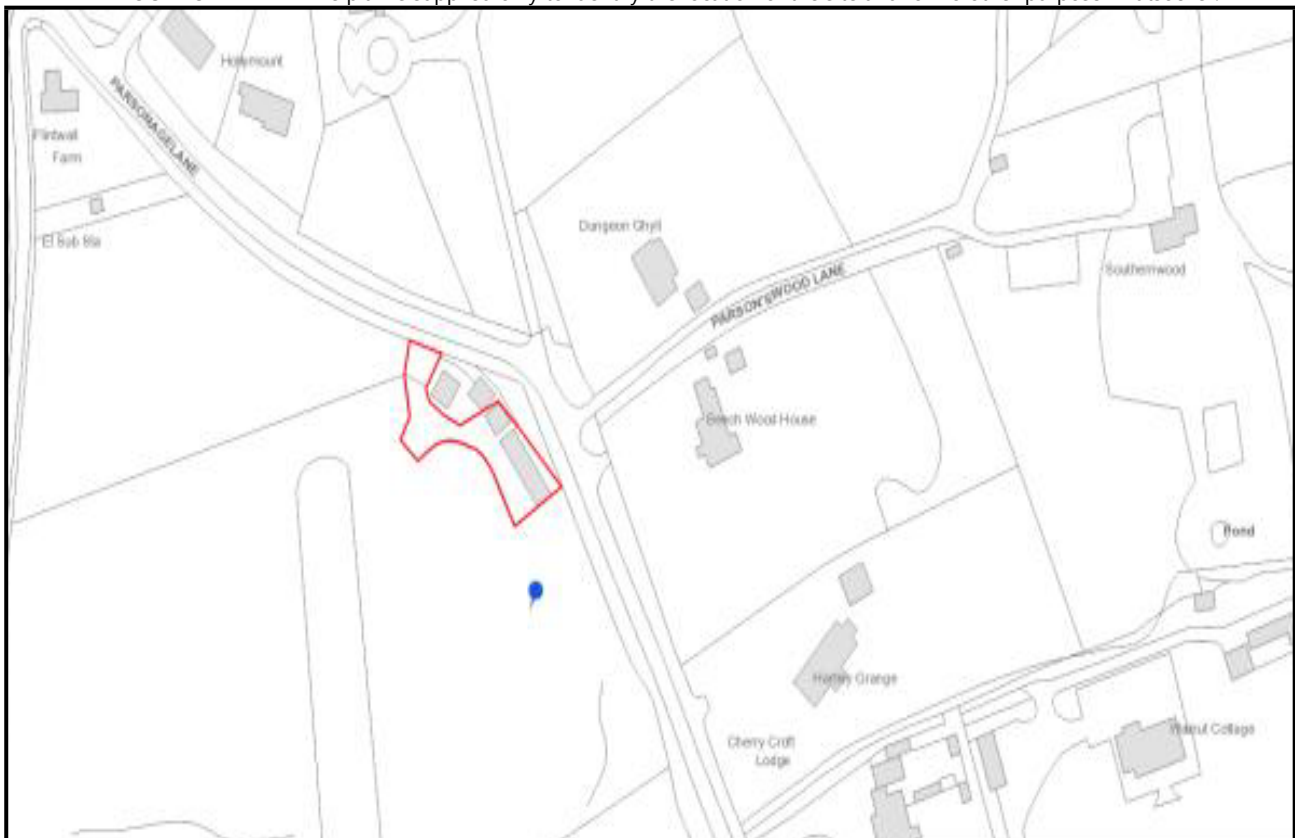
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**PART A****South Bucks District Council  
Planning Committee**

**Date of Meeting:** 9<sup>th</sup> January 2019 Farnham Royal Parish Council

<b>Reference No:</b>	18/00928/FUL
<b>Proposal:</b>	Conversion of stable building to a residential dwelling.
<b>Location:</b>	Old Oak Farm, Parsonage Lane, Farnham Common, Buckinghamshire, SL2 3PA
<b>Applicant:</b>	Mr D Crisp
<b>Agent:</b>	Mr Robert Clarke
<b>Date Valid Appl Recd:</b>	21 May 2018
<b>Recommendation:</b>	PER
<b>Case Officer:</b>	Mick Denman

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

Classification: OFFICIAL

**REASON FOR PLANNING COMMITTEE CONSIDERATION :**

The application has been referred to the Planning Committee because of the level of objection that has been raised to the proposal.

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 comprises land on the southwest side of Parsonage Lane to the southeast of Farnham Common, within the Green Belt. The identified site is the north-eastern section of a grassed field that extends westward to Purton Lane. The site is currently used for the keeping and grazing of horses.

The building proposed for conversion is a linear stable building of brick construction with a tiled roof. It is 20.6m long and 4.2m deep, with five stable doors under an overhang in the southwestern elevation, opening on to a concrete apron. The site is separated from the road by an overgrown hedge and trees behind a deep ditch. The access is located to the northwest, also providing access to the adjoining field to the north. Aligned between the stable building and the access are two small barns and a group of three containers. The red edge is drawn to include the buildings and the site access.

The application site is the subject of an Article 4 Direction and an Area of Special Advertisement Control.

**THE APPLICATION:**

The application seeks planning permission for the conversion of the existing brick built stable building to provide a detached, single storey, two bedroom dwellinghouse. No extensions are proposed, the only changes being replacement of the existing stable doors by windows and a glazed door, and (as amended) insertion of three windows in the rear elevation.

The amended application shows land to the southwest of the building to be used as the primary amenity area. This is shown to be bounded by the existing fence to the southwest, and by new hedge planting to the southeast. Access would be by way of the existing site access, with two parking spaces shown to the northwest of the existing building. The application as submitted indicated the adjacent buildings to be within the red edge. An amended drawing has realigned the red edge to exclude these non-residential buildings.

An Ecology Report has been submitted in support of the application. This concludes that there are no ecological constraints to impede the development, and recommends provision of bat and bird boxes to provide enhancement in accordance with NPPF advice.

**RELEVANT PLANNING HISTORY:**

02/00720/FUL - Erection of stable block - Approved 28/08/02.

04/00310/FUL - Erection of detached barn - Refused 11/06/04. Appeal dismissed 14/03/05.

05/01469/FUL - Retention of hardstanding - Approved 06/01/06.

11/01603/FUL - Hay barn - Refused 07/11/11.

11/01997/CLOPED - Certificate of Lawfulness: Moveable structure to be used in connection with the keeping of horses - Approved 02/02/12.

**TOWN / PARISH COUNCIL COMMENTS:**

Farnham Royal PC - object to the proposal as there is no address associated with this site and no justification for the proposal. The proposed dwelling would be unattractive and out of keeping with other properties in the area. There is no precedent for such a dwelling within the Green Belt.

Classification: OFFICIAL

### **REPRESENTATIONS:**

24 representations have been received. Material points made are summarised as follows:

- Green Belt land adjoining Parsonage Lane is subject to degradation and creeping urbanisation.
- If the stable block is no longer required for its stated purpose, it should be removed. Residential development is inappropriate in the Green Belt and should not be allowed.
- Approval would open the door to further development in the Green Belt.
- The natural landscape of the site should be retained to the benefit of wildlife and the community.
- The proposed dwelling would be unattractive and out of keeping with other properties in the area.
- The proposal would lead to an increase in traffic on roads already struggling to cope.
- The stables appear to remain in active use for accommodating horses. The building is not redundant.
- The name "Old Oak Farm" is a recent invention and may not be registered with the Post Office.
- The use of land adjacent to Parsonage Lane as garden land would erode the privacy of local residents.

### **CONSULTATIONS:**

Highways - no objection to the proposal subject to conditions.

Trees Officer - there are no legal tree constraints on this site. It is noted that the hedge screening along the Parsonage Lane frontage is mainly young elm regeneration. As this will eventually succumb to Dutch elm disease, it would be appropriate to seek a landscaping scheme to show details of replacement. Mature ash and oak trees on the site would not be directly threatened by the proposal, but may require future tree work to reduce conflict with occupiers.

Waste Team - no objection. Collection would be made from Parsonage Lane.

### **POLICIES**

National Planning Policy Framework (NPPF) revised 2018.

National Planning Policy Guidance (NPPG)

South Bucks District Local Plan (SBDLP), adopted March 1999 (Saved policies). Relevant Policies may include: GB1, GB2, GB3, GB10, GB11, C1, C6, EP3, EP4, EP5, H9, H10, H11, H12, H13, TR5 and TR7.

South Bucks Local Development Framework Core Strategy (adopted February 2011). Relevant Core Policies may include: CP1, CP2, CP3, CP7, CP8, CP9, CP12 and CP13.

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

South Bucks District Council Affordable Housing SPD - Adopted July 2013

### **EVALUATION**

#### **Principle of development**

1. S38(6) of the Planning and Compulsory Purchase Act 2004 requires that decisions are made in accordance with the development plan unless material considerations indicate otherwise. The NPPF (revised 2018) is an important material consideration in planning decisions. It does not change the statutory status of the Development Plan, but policies in the Development Plan need to be considered and applied having regard to the extent to which they are consistent with the NPPF.

2. Unless material considerations indicate otherwise, proposals that accord with an up-to-date development plan should be approved without delay, and where there are no relevant development plan policies or relevant policies are out-of-date, permission should be granted unless policies in the Framework provide a clear reason for refusal, or any adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

3. The NPPF (paragraph 59) notes that the Government's objective is to significantly boost the supply of homes. Paragraph 77, under the heading "Rural Housing" notes that policies and decisions should be responsive to local circumstances and reflect local needs. Paragraph 78 emphasises that new housing development should be located where it will enhance or maintain the vitality of rural communities. Paragraph 79 states that development resulting in the creation of isolated homes in the countryside should be resisted, unless one or more of a range of specific circumstances applies. Among these are proposals that would enable the reuse of a redundant or disused building, and would enhance the immediate setting of that building.

4. Although in the countryside and beyond the long established limit of the built-up area, the site cannot be considered to be an isolated site, being located in an area characterised by scattered residential development, approx. 60m from the southwestern edge of the main built-up area, and within easy walking/cycling distance of the wide range of facilities available in the village centre, approx. 800m away. It is considered that the site does have reasonably satisfactory pedestrian access to the centre of Farnham Common despite the absence of footways along much of Parsonage Lane, as the road is relatively lightly trafficked and serves a large number of existing residential properties.

5. The site is in private use, and no business is operated from the stable block or the land associated with it. The proposed conversion would not result in loss of employment or reduction in economic activity.

6. In the light of the assessment above, it is considered that the proposed conversion is locationally sustainable and residential use of an existing building in this location can be considered acceptable in principle. It is necessary, however to consider the proposal in relation to a range of issues in order to address all factors that contribute to overall sustainability. The most significant of these is the issue of the impact of the proposed conversion on the Green Belt.

#### **Metropolitan Green Belt (MGB)**

7. The NPPF (2018) advises at paragraph 133 that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open: the essential characteristics of Green Belts are their openness and their permanence. Paragraph 143 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 146 sets out a number of exceptional forms of development that may be considered not inappropriate in an area designated as Green Belt, provided they preserve its openness and do not conflict with the purposes of including land within it. These include "(d) the re-use of buildings provided that the buildings are of permanent and substantial construction".

8. SBDLP policy GB2 provides support for proposals to reuse existing buildings in the Green Belt, provided that such proposals accord with a number of criteria. These include requirements that the proposed new use does not detract from the open and undeveloped character of the Green Belt; that any associated new uses of land surrounding the buildings to be reused do not detract from the open and undeveloped character of the Green Belt; and that the proposal would not result in the loss of employment generating activities.

9. The proposal is the conversion of an existing building to an alternative use. No extension or additions are proposed, and the alternative use proposed would not therefore directly give rise to loss of openness in the Green Belt. Residential use, however, has the potential to result in an indirect impact through the formation of a residential curtilage and the introduction of fencing, domestic clutter and ancillary structures such as sheds, greenhouses and washing lines. The extent of the impact can be controlled by restricting the size of the residential curtilage and by use of conditions to remove permitted development rights for extensions and outbuildings (the site is subject to an article 4 direction that already removes permitted certain permitted development rights, but only applies to agricultural development).

Classification: OFFICIAL

10. In this case amendments have been sought which have reduced the site area shown to be incorporated within the residential curtilage, which as amended would incorporate the existing access to the site, turning and parking space (two spaces), and amenity areas to the northeast and southwest of the building. The area to the northeast lies between the building and the existing frontage boundary hedge, that to the southwest is an area that is currently partly occupied by the concrete apron adjoining the building, partly loose surfaced and bounded by an existing post and rail fence. The amended drawing shows new hedge planting along the exposed south eastern boundary and to reinforce the existing frontage boundary hedge.

11. Subject to conditions to require the implementation of a landscaping/planting scheme, and conditions to remove permitted development rights for extensions, ancillary structures and enclosures, it is considered that the creation of a residential curtilage as shown would not result in harm to the openness of the Green Belt.

12. The building proposed for conversion is a stable, providing space for up to five horses to be accommodated. The wider site is used for grazing horses, and the agent advises that four horses (or three horses and a Shetland pony) are kept on the site, which is approx. 1.85 hectares in area (an area of grazing land that would normally be considered adequate to accommodate up to four horses). It is a fact that the proposed conversion, if implemented, would result in the loss of the existing stabling facilities. The agent has advised, however, that the four horses on the site are 'outdoor horses', horses that do not require enclosed accommodation even in the coldest weather. He advises that the existing field shelters can be used to provide adequate protection for the horses, and that the stables are not currently in use. Independent advice has confirmed that this model of equestrian care is not unusual, and that many horses are well adapted to the outdoor life in all weather conditions. The existing containers would provide space for storage of additional food, equipment, etc.

13. In the light of the information supplied by the agent, it is considered that the conversion of the existing stables to residential accommodation would not result in a functional need for the provision of new stable accommodation and therefore that the proposal if implemented would not result in a demand for a new building in the Green Belt. It is the case that any new stable building if proposed would be subject to planning permission, and if such an application were to be submitted the advice provided by the agent in support of the current application would be a material consideration.

14. It is therefore considered that, subject to appropriate conditions, the proposed conversion of the existing stable block to residential use does not conflict with the criteria set out in South Bucks District Local Plan policy GB2 and would not significantly detract from the open character of the MGB. Having regard to the information that has been provided, the proposals as amended are considered to be an appropriate form of development in the Green Belt. The proposal is therefore considered in accordance with guidance set out in Section 13 of the NPPF (2018).

### **Design/character & appearance**

15. The NPPF (2018) at paragraph 124 states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Paragraph 127 states that developments, among other requirements, should function well and add to the overall quality of the area, should be visually attractive as a result of good architecture, layout and landscaping, and should be sympathetic to local character and history. Paragraph 130 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.

16. Core Strategy policy 8 states that all new development must be of a high standard of design and make a positive contribution to the character of the surrounding area.

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17. SBDLP 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.

18. SBDLP policy H9 requires that development for residential purposes is compatible with the character of the surrounding area in terms of density, layout, design, height, scale, form and materials. Proposed development should not adversely affect the character or amenities of nearby properties or the locality in general.

19. The proposal does not include any extensions to the existing building. Inevitably, the proposed conversion results in changes to the external appearance of the building, with a need for insertion of windows and doors. The facing bricks and roof tiles, however, would be retained unchanged. The proposal has been amended to reduce the extent to which the more public northwestern elevation, with no existing openings, would be changed. The original submissions showed the insertion of four windows and French doors in the rear elevation, whereas the amended proposal shows insertion of three small windows. Openings in the southeastern elevation, facing the field, are generally restricted to provision of glazing in the existing stable door openings, although the central opening is widened to provide space for the main entrance door as well as a window. A new small window is also shown to be inserted in the northwestern end elevation. In combination with the additional hedge planting which is indicated on the revised drawing and can be secured by condition, the rear elevation of the building would once the new planting is established be largely screened from public view, while there are no close range public views of the front elevation. It is considered that the alterations to the exterior of the building as detailed on the amended drawing would not result in a significant change to the character or appearance of the building as viewed from public vantage points.

20. It is inevitable that the character of the land around the building would change once brought into residential use. The proposed residential curtilage, however, is restricted in size and would be well screened by the existing boundary hedge and the proposed additional hedge planting. The boundary between the proposed curtilage and the remainder of the field is marked by existing fencing. It is considered that the restricted curtilage area combined with the additional planting proposed and a condition to remove permitted development rights for outbuildings and ancillary structures would enable the development to proceed without significant harm to the character or appearance of the site or the surrounding area.

21. Advice from the Trees Officer indicates that existing trees adjacent to the site would not be directly affected by the proposal, although tree works may be more likely in the longer term. The additional planting proposed would enhance the appearance of the site, and the existing frontage hedge would not be affected. It is considered that adequate amenity space would be provided to serve the proposed dwelling.

22. The design, scale and siting of the development are considered acceptable in terms of policies EP3 and H9 of the South Bucks District Local Plan. The development is considered to be in accordance with guidance set out in the NPPF (2018).

### **Residential amenity**

23. The NPPF at paragraph 127 sets out a number of design related principles to be applied in consideration of new development. It supports (f) the creation of places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

24. 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.



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25. SBDLP policy H9 requires that development for residential purposes is compatible with the character of the surrounding area, and should not adversely affect the character or amenities of nearby properties or the locality in general, for example through overdominance, obtrusiveness, loss of important trees or important groups of trees, loss of privacy or loss of daylight.

26. The site lies to the southwest of Parsonage Lane, with no residential properties in the vicinity on that side of the road, other than Flintwall Farm, approx. 150m to the northwest. The opposite side of Parsonage Lane is characterised by large detached dwellings on spacious plots. The nearest dwellings, Dungeon Ghyll and Beech Wood House, are each approx. 50m from the building proposed for conversion. Primary windows are shown to face southwest, away from the houses opposite, and only a kitchen window and two bathroom/en-suite windows are shown to face towards the road and the properties opposite. Having regard to the design of the converted building and the distance to the adjacent dwellings, along with the existing tree and hedge screening, it is considered that there would be no unreasonable amenity impact on any neighbouring occupier.

27. The proposal is therefore considered to comply with Policies EP3, EP5 and H9 of the South Bucks District Local Plan and to accord with guidance in the NPPF.

### **Parking/Highway implications**

28. The NPPF notes at paragraph 109 that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Within this context, paragraph 110 states (c) that planning authorities should seek to create places that are safe, secure and attractive - which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards.

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

30. 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.

31. Highway comments indicate no objection to the proposed conversion. It is noted that the development would be unlikely to result in a significant increase in vehicle movements and therefore would not be viewed as an intensification. Conditions are suggested to secure upgrading of the access, visibility splays and parking provision. Visibility appears adequate at the moment, and the amended plan shows two parking spaces, along with turning provision, to be available. It is considered that the proposed conversion would not give rise to any significant increase in vehicle movements at an access that is already in use.

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

### **Other matters**

33. The NPPF at paragraph 170 states that planning decisions should contribute to, and enhance the natural environment by (among other things) minimising impact on biodiversity, and providing net gains where possible. Core Strategy policy 9 sets out a similar objective - "Seeking the conservation, enhancement and net gain in local biodiversity resources within the Biodiversity Opportunity Areas, on other non-designated land, on rivers and their associated habitats, and as part of development proposals".

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34. Information submitted in support of the application includes an Ecology Report, based on a site survey carried out in August this year. It concludes that the site overall is of low ecological value, with no evidence of protected species. Although the site is within 1km of Burnham Beeches, there is no change to the development footprint and consequently it is unlikely that there would be any adverse impact. It is recommended that bird/bat boxes could be installed on site to provide enhanced nesting/roosting opportunities - 1 x Schwegler type 1 FF bat box and 2 x Schwegler 2 GR nest boxes are recommended. These measures to enhance the ecological value of the site could be secured by condition.

**Working with the applicant**

35. In accordance with Section 4 of the National Planning Policy Framework (2018), 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.

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

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

**Conclusions**

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

**RECOMMENDATION:**

**Conditional Permission**

Subject to the following conditions:-

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

Reason: To comply with the provisions of Section 91(1) (a) of the Town and Country Planning Act 1990 (or any statutory amendment or re-enactment thereof).

2. No windows or roof lights other than those shown on the approved drawings shall be inserted in to the building to be converted in accordance with this permission.

Reason: To prevent changes to the external appearance of the building that would be out of keeping with the surroundings of the site in the interests of the visual amenity of the area. (Policies EP3 and H9 of the South Bucks District Local Plan (adopted March 1999) refer.)

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3. Notwithstanding the provisions of Article 3 and Classes A, B & E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking and re-enacting that Order with or without modification) , no enlargement, improvement or other alteration (including the erection of a garage, stable, loosebox or coach-house within the curtilage) of or to the dwellinghouse the subject of this permission, shall be carried out nor shall any building or enclosure required for a purpose incidental to the enjoyment of any said dwellinghouse as such be constructed or placed on any part of the land covered by this permission. (SD14A)

Reason: The site is located within the Metropolitan Green Belt where strict control over development is necessary in order to maintain the openness of the Green Belt. (Policy GB1 of the South Bucks District Local Plan (adopted March 1999) refers.)

4. The destruction by burning of materials within the site shall not take place within 8 metres of the furthest extent of the canopy of any tree or group tree to be retained on the site or on land adjoining as shown on the submitted plans. Similarly, no building materials, equipment, vehicles, plant, oil or other petroleum products shall be stored or allowed to stand within the branch spread of the trees to be retained on site.

Reason: To ensure that the trees to be retained are adequately protected, in the interests of visual amenity. (Policies EP3 and EP4 of the South Bucks District Local Plan (adopted March 1999) refer.)

5. The dwelling hereby approved shall not be occupied as a dwelling until a detailed scheme of landscaping and planting, in accordance with approved drawing OOF/02/b, has been submitted to and approved by the Local Planning Authority. The scheme shall provide details of planting to be carried out, including details of plant species, numbers, sizes and spacing, details of hard landscaping, and details of works to be carried out in relation to existing trees and shrubs to be retained. The approved landscaping and planting scheme shall be implemented not later than the first planting season following the first occupation or the substantial completion of the approved dwellinghouse, whichever is the sooner.

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

6. Any trees, hedgerows or shrubs forming part of the approved landscaping scheme which within a period of five years from the occupation or substantial completion of the development, whichever is the later, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the District Planning Authority gives written consent to any variation.

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.)

7. The development hereby approved shall be undertaken fully in accordance with the recommendations set out in the Ecological Report (AAe Environmental Consultants, September 2018). The dwelling hereby approved shall not be occupied until a scheme indicating the placement of 1 x Schwegler type 1 FF bat box and 2 x Schwegler 2 GR nest boxes has been submitted to and approved by the Local Planning Authority. The bat box and nest boxes shall be provided during the first planting season following the first occupation of the dwelling and shall thereafter be retained in place.

Reason: To mitigate the impact of the development on the ecology of the site and its surroundings, and to provide an enhancement to biodiversity. (Policy CP9 of the South Bucks Local Development Framework Core Strategy (2011) refers).

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8. The dwelling hereby approved shall not be occupied until the new means of vehicular access has been sited and laid out in accordance with the approved drawing number OOF/02/b and constructed in accordance with Buckinghamshire County Council's guide note "Commercial Vehicular Access Within Highway Limits" 2001. For the avoidance of doubt the applicants will be required to enter into a S278 Agreement with the Highway Authority in order to comply with the requirements of this condition.

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.)

9. Prior to the occupation of the development, minimum vehicular visibility splays of 43m from 2.4m back from the edge of the carriageway from both sides of the access onto Parsonage Lane shall be provided. In accordance with the approved plans the visibility splays shall be kept clear from any obstruction between 0.6m and 2.0m above ground level.

Reason: To provide adequate visibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access. (Policy TR5 of the South Bucks District Local Plan (adopted March 1999) refers.)

10. The scheme for parking and manoeuvring indicated on the approved drawing OOF/02/b shall be laid out prior to the initial occupation of the development hereby permitted and that area shall not thereafter be used for any other purpose.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway. (Policies TR5 and TR7 of the South Bucks District Local Plan (adopted March 1999) refer.)

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

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

<b><u>Plan Reference</u></b>	<b><u>Date received by District Planning Authority</u></b>
OOF/00/b	05.12.2018
OOF/01	21.05.2018
OOF/02/b	05.12.2018
OOF/03/a	05.12.2018
FARN1702	21.05.2018

#### **INFORMATIVE(S)**

1. 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

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avoiding problems and complaints from local residents and further information on how to participate can be found at [www.ccscheme.org.uk](http://www.ccscheme.org.uk).

2. INFORMATIVE: You are advised that consent under the Building Regulations may be required for the proposed development and the Building Control Unit at the Council should be contacted in this regard.
3. INFORMATIVE: Although no evidence of bats has been recorded and the proposal relates only to alterations to the stable block, all site operatives should be made aware of current legislation protecting bats and their roosts. In the unlikely event of any bats being encountered on the site, then works should stop immediately so that appropriate advice can be provided by a qualified individual.
4. INFORMATIVE: It should be noted that all species of wild bird and their nests are protected under the Wildlife and Countryside Act 1981(as amended). Therefore, in order to avoid contravention of current legislation, works should be timed to avoid the main bird nesting season, which, in general, runs from March to August inclusive. If this is not possible, a check should be carried out prior to any works being undertaken to ensure there are no active nests present.
5. INFORMATIVE: In order to protect the established vegetation, suitable fencing may be required at certain locations to reduce the possibility of any damage that could be caused during the works. To minimise accidental damage, any overhanging branches should be pruned back to suitable live growth points. All works should be undertaken by a suitably qualified and experienced specialist contractor and should conform to current industry best practice, and to BS3998: 2010 'Tree Work - Recommendations'. The retention of these features will maintain existing habitat currently utilised by local wildlife.
6. INFORMATIVE: The applicant is advised that a licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the highway. A period of 28 days must be allowed for the issuing of the licence, please contact the Area Manager at the following address for information or apply online via Buckinghamshire County Council's website at:  
  
<https://www.buckscc.gov.uk/services/transport-and-roads/licences-and-permits/apply-for-a-dropped-kerb/>  
 Transport for Buckinghamshire (Streetworks)  
 10th Floor, New County Offices  
 Walton Street, Aylesbury,  
 Buckinghamshire  
 HP201UY  
 Tel: 01296 382416
7. INFORMATIVE: It is an offence under Section 151 of the Highways Act 1980 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.
8. 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 Section 137 of the Highways Act 1980.

9<sup>th</sup> January 2019

Head of Planning and Economic Development

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

**PART D  
PLANNING COMMITTEE 17<sup>TH</sup> APRIL 2019**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/3080/FA	Beaconsfield Town Council	The Burnham Trust C/o Mr Nigel Garrett	Little Hall Barn Windsor End Beaconsfield Buckinghamshire HP9 2JW	Change of use from dwellinghouse (Use Class C3) to medical surgery (Use Class D1) and associated offices (Use Class B1) and demolition of garage extension	Conditional Permission	28.02.19
PL/18/3402/FA	Beaconsfield Town Council	Cairn Group C/o Mr Robert Clarke	Crowne Plaza Hotel London Road Beaconsfield Buckinghamshire HP9 2XE	Construction of basement to rear of building to create an additional 29 guest bedrooms, with associated changes to existing service access road.	Conditional Permission	22.02.19
PL/18/4138/FA	Beaconsfield Town Council	Mr Jamal Rahman C/o Mr Pravin Raheja	Broom Cottage 45 Ledborough Lane Beaconsfield Buckinghamshire HP9 2DB	First floor side extension, roof alternation including increase in ridge height and front dormer windows.	Conditional Permission	22.03.19
PL/18/4309/FA	Beaconsfield Town Council	The Burkes Parade Trust C/o The Frost Partnership Mr John... C/o Mr Nick Corder	1-2 Burkes Parade AKA Sports and Events The Park Suite Station Road Beaconsfield Buckinghamshire HP9 1NN	Three storey side, rear extensions to create office, finance and professional services (use class B1 and A2) on ground floor and 6 flats on upper floors following demolition of existing rear extension.	Conditional Permission	25.02.19

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PL/18/4324/TP	Beaconsfield Town Council	The Portman Estate C/o Mr Oliver Thompson	Jennings Wood Adjacent To Ship Hill Beaconsfield Buckinghamshire	Oak (T8741)- crown cleaning, Mixed Broadleaves (T8742)-crown lift to 5m. (SBDC TPO nos 18,1948).	Conditional Permission	01.03.19
PL/18/4390/FA	Beaconsfield Town Council	Mrs Rob Isaacs	Chiltern Woodland Burial Park Potkiln Lane Jordans Buckinghamshire HP9 2XB	Building of a gazebo in the woodland for use in wedding ceremonies	Conditional Permission	15.03.19
PL/18/4476/FA	Beaconsfield Town Council	Mr & Mrs Smith C/o Mr Mark Berry	25 Burkes Road Beaconsfield Buckinghamshire HP9 1PB	Erection of boundary fence	Conditional Permission	25.02.19
PL/18/4555/NM A	Beaconsfield Town Council	Mr & Mrs Dhawan C/o Mr Vinay Mistry	The Red House 1 Bearswood End Beaconsfield Buckinghamshire HP9 2NR	Non-material amendment to planning permission 18/00130/RVC (Replacement dwellinghouse and garage) to allow changes to windows and doors	Accepted	19.03.19



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PL/18/4657/FA	Beaconsfield Town Council	Mr & Mrs R Bagwa C/o Mr D Russell	Lovedale 74 Maxwell Road Beaconsfield Buckinghamshire HP9 1QZ	Single storey rear extension	Conditional Permission	13.03.19
PL/18/4720/FA	Beaconsfield Town Council	Oakman Inns and Restaurants Limited C/o Mr Gavin Cooper	15A Penn Road Beaconsfield Buckinghamshire HP9 2PN	Erection of front pergola incorporating outdoor seating.	Conditional Permission	26.02.19
PL/18/4726/TP	Beaconsfield Town Council	Mrs Clare Auld C/o Mr Matthew Wiltshire	Wisteria House 58 Burkes Road Beaconsfield Buckinghamshire HP9 1EE	T1 Beech and T2 Beech - Fell. (SBDC TPO 18, 1995).	Conditional Permission	22.02.19
PL/18/4772/FA	Beaconsfield Town Council	Mr & Mrs J Newman C/o Mr Paul Luard	4 Callingham Place Beaconsfield Buckinghamshire HP9 2BT	Single storey rear extension, single storey front infill extension and new porch canopy.	Conditional Permission	14.03.19
PL/18/4775/FA	Beaconsfield Town Council	Mr & Mrs Bartlett C/o Mr Simon Day	48 Woodside Avenue Beaconsfield Buckinghamshire HP9 1JH	Demolition of side garage and rear external workshop, erection of two storey side, part single/ two storey rear extensions, single storey side garage and alterations to vehicular access.	Conditional Permission	21.03.19

**SOUTH BUCKS DISTRICT COUNCIL  
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<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/4776/TP	Beaconsfield Town Council	Bulsteel C/o Mrs Kirstie Harvey	15 Chiltern Hills Road Beaconsfield Buckinghamshire HP9 1PL	T1 Cedar - Crown Reduce Height by 3m and Lateral Branches by 2m. (SBDC TPO 19, 1995).	Conditional Permission	25.02.19
PL/18/4826/FA	Beaconsfield Town Council	Mrs Sandra Patton C/o Mr David Featherstone	5 Butlers Court Road Beaconsfield Buckinghamshire HP9 1SF	First floor side extension, incorporating pitched roof. Erection of front porch. Alterations to front elevation.	Conditional Permission	25.03.19
PL/18/4842/FA	Beaconsfield Town Council	Mr Greg Leader Cramer C/o Scenario Architecture	Ashdale 8 Assheton Road Beaconsfield Buckinghamshire HP9 2NP	Demolition of existing house, rear outbuilding, car port and erection of a two storey house, associated front garden hard landscaping. Widening of existing vehicular access and removal of second dropped vehicular access	Conditional Permission	27.02.19
PL/18/4848/VR C	Beaconsfield Town Council	Mr Andy Grant C/o Mr Chetan Hirani	Land Rear Of 32, 34 & 38 Candlemas Lane Beaconsfield Buckinghamshire HP9 1AF	Variation of condition 2 of planning application: 17/01399/FUL (Construction of two semi-detached 3-bed houses with alterations to existing access.)	Conditional Permission	04.03.19
PL/18/4877/FA	Beaconsfield Town Council	Mrs Chrissie Simons Denville C/o Mr Philip Norvill	1 Meadow Cottages Aylesbury End Beaconsfield Buckinghamshire HP9 1LT	Single storey rear extension.	Refuse Permission	22.02.19

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**PART D  
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PL/19/0002/FA	Beaconsfield Town Council	Mr David Higham C/o Mrs Trudy Weller	32 Mayflower Way Beaconsfield Buckinghamshire HP9 1UE	Conversion of garage into habitable space and construction of front and rear storage sheds.	Conditional Permission	07.03.19
PL/19/0012/TP	Beaconsfield Town Council	Matton C/o Mrs Kirstie Harvey	27 Copperfields Beaconsfield Buckinghamshire HP9 2NT	T1 Beech - Fell, T4 Oak - 6-7m Crown Reduction. (TPO 16, 1951).	Conditional Permission	01.03.19
PL/18/4887/VR C	Beaconsfield Town Council	Mr F Iqbal	14 Wooburn Green Lane Holtspur Beaconsfield Buckinghamshire HP9 1XE	Variation of condition 2 of planning permission 17/01570/FUL (Porch, two storey front and side extension, single storey rear extension and loft conversion with Juliette balconies).	Conditional Permission	25.02.19
PL/19/0036/TP	Beaconsfield Town Council	Mr Stuart Pow	Aspelia 15 Grove Road Beaconsfield Buckinghamshire HP9 1UR	G6 Lime x 1 -Fell, T22 Cypress -Fell. (SBDC TPO 2002,55).	Conditional Permission	04.03.19
PL/19/0078/FA	Beaconsfield Town Council	Mrs Emma Clacher C/o Miss Hannah Grinsted	100 Cherry Tree Road Beaconsfield Buckinghamshire HP9 1BH	Two storey side/rear extension and erection of front porch.	Conditional Permission	15.03.19

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<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/19/0086/FA	Beaconsfield Town Council	Mr & Mrs Fossey C/o Mrs Susanne Hardvendel	80 Candlemas Mead Beaconsfield Buckinghamshire HP9 1AR	Replacement of existing rear conservatory with a single storey rear extension. Erection of front porch and addition of window to front elevation.	Conditional Permission	07.03.19
PL/19/0110/FA	Beaconsfield Town Council	Mr Jon Furneaux	Land Rear Of 40 & 42 Wattleton Road Beaconsfield Buckinghamshire HP9 1SE	Construction of detached dwelling with associated vehicular access from Butlers Court Road (amended proposal following refusal of 17/02026/FUL)	Conditional Permission	08.03.19
PL/19/0119/FA	Beaconsfield Town Council	Mr Tadeusz Buzala C/o Mr Jerzy Werner	2 Malkin Drive Beaconsfield Buckinghamshire HP9 1JN	Demolition of existing garage and part single storey extension. Erection of two storey extension and rendering of external elevations.	Conditional Permission	14.03.19
PL/19/0143/FA	Beaconsfield Town Council	Mr & Mrs K Overman C/o Mr Paul Luard	Linwell 2 One Tree Lane Beaconsfield Buckinghamshire HP9 2BU	Erection of a detached garage.	Conditional Permission	12.03.19
PL/19/0199/FA	Beaconsfield Town Council	Mr & Mrs John Wilson C/o Mr Philip Alexander	38 Tilsworth Road Beaconsfield Buckinghamshire HP9 1TP	Single storey infill to rear extension, loft conversion incorporating rear dormers.	Conditional Permission	15.03.19

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

**PART D  
PLANNING COMMITTEE 17<sup>TH</sup> APRIL 2019**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/19/0273/KA	Beaconsfield Town Council	Mr & Mrs Barry	29 Hampden Hill Beaconsfield Buckinghamshire HP9 1BP	T1 Maple - 30% Crown Reduction, T2 Poplar - Fell, T3 Cedar - Fell, T4 Cypress - Fell, T5 Cedar - Fell, T6 _ T7 Cotoneaster - Fell, T8 Spruce - Fell, T9 Hazel - Crown Lifting, T10-T13 Poplar - Fell, T14 Beech - Crown Thinning, T15 Cypress - Fell, T16 Purple Cherry - 20% Crown Reduction, T17 Horse Chestnut - Crown Lift, T18 Poplar - Fell. (Conservation Area).	TPO shall not be made	12.03.19
PL/19/0277/FA	Beaconsfield Town Council	Mr & Mrs Yousef C/o Mr Neil Johnson	The Conifers 12 Meadow Lane Beaconsfield Buckinghamshire HP9 1AL	First floor extension incorporating increase in ridge height.	Conditional Permission	22.03.19
PL/19/0285/FA	Beaconsfield Town Council	Dr. Al-Naimi C/o Mrs Sana Al-Naimi	6 Garvin Avenue Beaconsfield Buckinghamshire HP9 1RD	Partial demolition, reconstruction and extension to existing garage.	Conditional Permission	29.03.19
PL/19/0327/FA	Beaconsfield Town Council	Mr Sharma C/o Ms Helena Dean	3 Tilsworth Road Beaconsfield Buckinghamshire HP9 1TR	Demolition of existing and replacement of a new dwelling.	Conditional Permission	27.03.19

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

**PART D**  
**PLANNING COMMITTEE 17<sup>TH</sup> APRIL 2019**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/19/0328/NM A	Beaconsfield Town Council	Oakford Homes C/o Mr Geoff Armstrong	Beaconsfield Garden Centre London Road Beaconsfield Buckinghamshire HP9 1SH	Non Material Amendment to planning permission PL/18/3221/DE ((Erection of 9 dwellings, formation of new access and associated driveway and alterations to garden centre carpark) and to allow the discharge of conditions 4, 8, 10 and 11 of the outline permission.) to allow for the revision of the garage design at plots 2, 3, 4 and 8.	Accepted	26.02.19
PL/19/0336/FA	Beaconsfield Town Council	Ms D Ward and Mr T Morris C/o Mr M Trotter	Westside 72 Baring Road Beaconsfield Buckinghamshire HP9 2NF	Single storey rear extension and internal alterations.	Conditional Permission	27.03.19
PL/19/0338/KA	Beaconsfield Town Council	Mr D Ward C/o Mr Mathew Samways	24 London End Beaconsfield Buckinghamshire HP9 2JH	Yew - Crown Reduction by 1-1.5 metres, Crown Cleaning and Raise Lower Branches to 3-3.5 metres. (Conservation Area).	TPO shall not be made	22.03.19
PL/19/0365/FA	Beaconsfield Town Council	Mr & Mrs Yam C/o Mr Sammy Chan	44 Garvin Avenue Beaconsfield Buckinghamshire HP9 1RB	Single storey rear extension and enlargement of front porch.	Conditional Permission	01.04.19

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

**PART D  
PLANNING COMMITTEE 17<sup>TH</sup> APRIL 2019**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/19/0410/KA	Beaconsfield Town Council	Mrs Ellie Wilkinson	Red Croft Hedgerley Lane Beaconsfield Buckinghamshire HP9 2JP	Eucalyptus - Removal of Two branches. (Conservation area Beaconsfield).	TPO shall not be made	22.03.19
PL/19/0658/TP	Beaconsfield Town Council	Mr Rennie C/o Mr Tom Hunnings	Garden Reach 40 Burkes Road Beaconsfield Buckinghamshire HP9 2PN	Oak - reduce by approximately 3.75m, Ash - reduce by approximately 4m, Beech - weight reduce by approximately 2.5m (SBDC TPO 19, 1995)	Withdrawn	25.03.19
PL/18/2354/FA	Burnham Parish Council	Daniel Family Homes C/o Mrs Becky Brown	19 and 19A Green Lane Burnham Buckinghamshire SL1 8DZ	Alterations to existing pair of semi-detached dwellings and coach house, construction of 3 additional dwellings and associated works.	Withdrawn	01.04.19
PL/18/2614/FA	Burnham Parish Council	Mr Robert Davies C/o Mr Ehsan Ul-Haq	The George 20 High Street Burnham Buckinghamshire SL1 7JH	Change of use to residential (C3) with first floor rear extension and loft conversion with rear dormer to provide 9 flats, with associated landscaping and parking.	Withdrawn	18.03.19

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

**PART D  
PLANNING COMMITTEE 17<sup>TH</sup> APRIL 2019**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/2683/FA	Burnham Parish Council	Mr Tony Keates C/o Mr Tim Isaac	Woodend Horseshoe Hill Littleworth Common Burnham Buckinghamshire SL1 8QE	Demolition of existing timber framed building and erection two storey side extension to outbuilding.	Refuse Permission	21.03.19
PL/18/4136/FA	Burnham Parish Council	Mr Gary Stevenson C/o Rob McLennan	Land Adjoining Swilly Farm and Woodview Crow Piece Lane Burnham Buckinghamshire	Change of use of the land to equestrian use incorporating construction of a block of four stables, tack room and store together with a separate hay barn.	Conditional Permission	07.03.19
PL/18/4363/VR C	Burnham Parish Council	Burnham Beeches Golf Club C/o Mr Terry Willcox	Burnham Beeches Golf Club Cottage Green Lane Burnham Buckinghamshire SL1 8EG	Variation of condition 5 of planning permission ER/1334/72 to amend occupancy restriction	Conditional Permission	15.03.19
PL/18/4471/FA	Burnham Parish Council	Mr/Ms Singh C/o Fida Hussain	Stansfield 7 Wymers Wood Road Burnham Buckinghamshire SL1 8JQ	Single storey rear and front extensions and installation of roof lights.	Conditional Permission	21.02.19



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

**PART D  
PLANNING COMMITTEE 17<sup>TH</sup> APRIL 2019**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/4649/FA	Burnham Parish Council	Mr Rajan Sohal C/o Mr Shorne Tilbey	Michaels Mount 50 Hogfair Lane Burnham Buckinghamshire SL1 7HQ	First floor extension and changes to ground and first floor fenestration.	Conditional Permission	19.03.19
PL/18/4749/FA	Burnham Parish Council	Mr & Mrs Vimal Thacker C/o Robert Hillier	46 Chiltern Road Burnham Buckinghamshire SL1 7NH	Part single, part two storey side and rear extension, widening of vehicular access and increase to parking area.	Conditional Permission	26.03.19
PL/18/4750/SA	Burnham Parish Council	Mr & Mrs Vimal Thacker C/o Mr Robert Hillier	46 Chiltern Road Burnham Buckinghamshire SL1 7NH	Certificate of Lawfulness for proposed outbuilding.	Cert of law proposed dev or use issued	02.04.19
PL/18/4824/FA	Burnham Parish Council	Mrs H Haneif C/o Mr Najb Maan	6 Briar Close Burnham Buckinghamshire SL6 0JY	Single storey front, side and rear extension and erection of outbuilding to rear garden.	Conditional Permission	28.02.19
PL/18/4880/FA	Burnham Parish Council	Mr & Mrs Derek Chandler C/o Mr Shorne Tilbey	Sunset Cottage 32A Gore Road Burnham Buckinghamshire SL1 8AD	Part single/part two storey/part first floor side/rear extensions and erection of a detached garage.	Conditional Permission	25.02.19

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

**PART D  
PLANNING COMMITTEE 17<sup>TH</sup> APRIL 2019**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/19/0029/SA	Burnham Parish Council	Dean Dixon C/o Robert Hillier	132A Lent Rise Road Burnham Buckinghamshire SL1 7BH	Single storey rear extension and conversion of loft into habitable space incorporating front rooflights and rear dormer.	Cert of law proposed dev or use issued	28.02.19
PL/19/0030/FA	Burnham Parish Council	Dean Dixon C/o Robert Hillier	132A Lent Rise Road Burnham Buckinghamshire SL1 7BH	Part two storey/part single storey rear extension.	Conditional Permission	01.03.19
PL/19/0081/FA	Burnham Parish Council	Mr S Holloway C/o Mr N Walford	25 Coulson Way Burnham Buckinghamshire SL1 7PP	Single storey rear extension following demolition of existing conservatory.	Conditional Permission	06.03.19
PL/19/0094/FA	Burnham Parish Council	Mr Ben Hancock C/o Mr Chris Connor	27 Milner Road Burnham Buckinghamshire SL1 7PA	Two storey side and rear extension and demolition of existing garage.	Conditional Permission	07.03.19
PL/19/0147/FA	Burnham Parish Council	Mr & Mrs Rob and Anna Ison C/o Mr Martin Pugsly	22 Chiltern Road Burnham Buckinghamshire SL1 7NQ	Single storey front, side and rear extensions.	Conditional Permission	11.03.19

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

**PART D  
PLANNING COMMITTEE 17<sup>TH</sup> APRIL 2019**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/19/0196/VR C	Burnham Parish Council	Ramash and Joanne Ram and Hodgson C/o Mr Robert Clarke	Garden Cottage East Burnham Lane Burnham Buckinghamshire SL2 3TL	Variation of condition 12 of planning permission PL/18/3968/VRC (Variation of conditions 3, 4, 6, 7, 10, 11, 12 and 13 of planning application 18/00672/FUL (Part single/part two storey side extensions of Garden Cottage following with demolition of existing buildings. Erection of two detached dwellings with new vehicular access.)) to allow amended design of the new dwellings	Conditional Permission	15.03.19
PL/19/0225/PN O	Burnham Parish Council	Dr Mandeep Takhar	Old Bacon House Church Street Burnham Buckinghamshire SL1 7HZ	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 2 residential units (Use Class C3)	Prior Approval Not Required	25.03.19
PL/18/3932/FA	Denham Parish Council	Mr Andrew Halksworth C/o Mr David Webb	18 Southlands Road Denham Buckinghamshire UB9 4HD	Part two/part single storey rear extension, first floor side extension and porch.	Conditional Permission	26.02.19
PL/18/4106/FA	Denham Parish Council	Innes Gray Sipp C/o Mr Innes Gray	Site Of Electron Works Willow Avenue New Denham Buckinghamshire	Redevelopment of site to provide 9 residential flats incorporating parking spaces.	Refuse Permission	08.03.19

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

**PART D  
PLANNING COMMITTEE 17<sup>TH</sup> APRIL 2019**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/4405/FA	Denham Parish Council	Mrs Anthea Brough C/o Ms Marion Clayfield	Flat Roseneath and The Spinning Wheel Village Road Denham Buckinghamshire UB9 5BE	Alterations to facilitate conversion of The Spinning Wheel and Roseneath into one dwelling including: Dormer window and porch at rear elevation.	Withdrawn	08.03.19
PL/18/4406/HB	Denham Parish Council	Mrs Anthea Brough C/o Ms Marion Clayfield	Flat Roseneath and The Spinning Wheel Village Road Denham Buckinghamshire UB9 5BE	Internal and external alterations to facilitate conversion of The Spinning Wheel and Roseneath into one dwelling including: changes to fenestration, new windows and dormer to the rear and amendments to rear porch.	Withdrawn	08.03.19
PL/18/4513/PNE	Denham Parish Council	Mr Mahmoud Afsharzadegan C/o Mr Akram Samaha	53 Savay Close Denham Buckinghamshire UB9 5NQ	Notification of proposed single storey rear extension; depth extending from the original rear wall of 3.5 metres, a maximum height of 3.2 metres and a maximum eaves height of 2.9 metres.	Prior Approval Given	02.04.19
PL/18/4532/FA	Denham Parish Council	Skyline Roofing Property Management Company Ltd C/o Mr Robert Clarke	1 Newstead Copse Denham Buckinghamshire	Single storey side extension.	Conditional Permission	28.02.19

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

**PART D  
PLANNING COMMITTEE 17<sup>TH</sup> APRIL 2019**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/4533/FA	Denham Parish Council	Skyline Roofing Property Management Company Ltd C/o Mr Robert Clarke	4 Newstead Copse Denham Buckinghamshire UB9 5FQ	Single storey side extension.	Conditional Permission	28.02.19
PL/18/4577/HB	Denham Parish Council	Mrs Jennifer Thomas	Green Cottage Village Road Denham Buckinghamshire UB9 5BH	Listed building application to insert insulation within existing roof structure, replacement of ceiling finishes and replacement of internal render to walls.	Conditional consent	03.04.19
PL/18/4687/VR C	Denham Parish Council	Mr Mistry C/o Mr Nicholas Corrie	Former Site Of Verney House, Denham Way Buckinghamshire UB9 5AX	Variation of condition 2 and 7 of planning application 15/02181/FUL (Redevelopment of site for four dwellings (1 detached dwellinghouse and 2 apartments with attached dwellinghouse) including landscaping and associated works.) Appeal Reference Number: APP/N0410/W/16/3157969	Conditional Permission	01.04.19
PL/19/0021/PN E	Denham Parish Council	Mr R Thakrar C/o Mr Patrick McHugh	Huntwyk House Redhill Denham Buckinghamshire UB9 4LE	Notification of proposed single storey rear extension; depth extending from the original rear wall of 8.0 metres, a maximum height of 3.3 metres and a maximum eaves height of 2.5 metres	Prior Approval Not Required	21.02.19

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

**PART D  
PLANNING COMMITTEE 17<sup>TH</sup> APRIL 2019**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/19/0023/SA	Denham Parish Council	Mr R Thakrar C/o Mr Patrick McHugh	Huntwyk House Redhill Denham Buckinghamshire UB9 4LE	Application for certificate of lawfulness for proposed: Single storey side extension.	Cert of law proposed dev or use issued	06.03.19
PL/19/0035/SA	Denham Parish Council	Mr T Thirumaran	3 Pollard Avenue Denham Green Buckinghamshire UB9 5JN	Application for certificate of lawfulness for proposed : conversion of garage into office.	Cert of law proposed dev or use issued	22.03.19
PL/19/0085/FA	Denham Parish Council	Mr & Mrs Widdows C/o Mr Michael Nye	9 Denham Close Denham Buckinghamshire UB9 4EE	First floor rear extension.	Conditional Permission	07.03.19
PL/19/0188/FA	Denham Parish Council	Mr & Mrs Johl C/o Mr S Dodd	Briar Cottage Old Amersham Road Denham Buckinghamshire SL9 7BE	Erection of a side single storey garage linked to house.	Conditional Permission	15.03.19
PL/19/0191/SA	Denham Parish Council	Constantin Ciomaga C/o Rick Mills	27 Skylark Road Denham Buckinghamshire UB9 4HS	Certificate of Lawfulness for proposed rear dormer and front porch.	Cert of law proposed dev or use issued	14.03.19

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

**PART D  
PLANNING COMMITTEE 17<sup>TH</sup> APRIL 2019**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/19/0287/FA	Denham Parish Council	Mr Frank Duffy C/o Mr Alberto Ochoa	Cherry Cottage Tilehouse Lane Denham Buckinghamshire UB9 5DA	Insertion of front and rear bay windows, rear dormer and side rooflight	Conditional Permission	21.03.19
PL/19/0317/AV	Denham Parish Council	Mr George Wilson	Uxbridge Business Park Oxford Road New Denham Denham Buckinghamshire	Permanent erection of 1m x 5m totem park entrance sign comprising five 1m x 1m cubes fabricated from aluminium. Each cube will be powder coated white and have symbols and lettering fret cut, backed up with opal acrylic and internally illuminated with LEDs.	Conditional consent	27.03.19
PL/19/0340/FA	Denham Parish Council	Mr K. S Gata-Aura C/o Mr Steven Doel	Land Adj To 4C Middle Road Denham Buckinghamshire	Detached dwelling and construction of vehicle access.	Conditional Permission	28.03.19
PL/19/0362/FA	Denham Parish Council	Mr Geoff Partridge C/o Mr Fraser Kirkcaldy	Gate Cottage Savay Lane Denham Buckinghamshire UB9 5NJ	Construction of porch, replacement windows and removal of internal wall.	Conditional Permission	03.04.19

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

**PART D  
PLANNING COMMITTEE 17<sup>TH</sup> APRIL 2019**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/19/0363/HB	Denham Parish Council	Mr Geoff Partridge C/o Mr Fraser Kirkcaldy	Gate Cottage Savay Lane Denham Buckinghamshire UB9 5NJ	Listed building application for construction of porch, replacement windows and removal of internal wall.	Conditional consent	03.04.19
PL/19/0521/NM A	Denham Parish Council	Mr Zaman C/o Mr David Upton	Police Station Oxford Road Denham Buckinghamshire SL9 7AL	Non material amendment to planning application 17/02396/FUL (Redevelopment of site to provide 34 new residential units (class C3), set out in 4 blocks of accommodation, comprising 6x1 bed and 28x2 bed apartments, together with associated car parking and access, private and shared amenity space, landscaping and other ancillary works.) to allow alteration to windows and doors.	Accepted	22.03.19
PL/19/0230/FA	Dorney Parish Council	Mr & Mrs Richard and Zoe Shymansky C/o Mr Martin Pugsley	Meadow View 9 Oak Stubbs Lane Dorney Reach Buckinghamshire SL6 0DW	First floor rear extension	Withdrawn	27.03.19
PL/19/0236/PN E	Dorney Parish Council	Mr & Mrs Dosanjh & Mahay C/o Mr Charanjit Matharu	11 Marsh Lane Dorney Reach Buckinghamshire SL6 0DN	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 (depth extending from original rear wall 4.5m, maximum height 3.2m, eaves height 2.95m)	Withdrawn	04.03.19



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

**PART D  
PLANNING COMMITTEE 17<sup>TH</sup> APRIL 2019**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/2738/FA	Farnham Royal Parish Council	Dr Ravi Sekhar C/o Mr Johan Truter	6 Rectory Close Farnham Royal Buckinghamshire SL2 3BG	Part single/part two storey rear, infill front/side extensions incorporating rear juliette balcony and side rooflights.	Conditional Permission	27.03.19
PL/18/3544/FA	Farnham Royal Parish Council	Mr & Mrs Smith C/o Mr Trevor Free	50 Crispin Way Farnham Common Buckinghamshire SL2 3UE	Erection of double garage. Access gates, piers and fencing.	Conditional Permission	18.03.19
PL/18/4601/FA	Farnham Royal Parish Council	Mr Paul Rowley C/o Mr Trevor Clapp	8 Sherbourne Walk Farnham Common Buckinghamshire SL2 3TZ	Construction of car port.	Refuse Permission	12.03.19
PL/18/4754/TP	Farnham Royal Parish Council	Mr Pritpal Johal C/o Mr Simon Hawkins	The Baron Parsonage Lane Farnham Common Buckinghamshire SL2 3PA	T5 Beech - Fell, T7 Scots Pine - Fell. (SBDC TPO/SBD/0501).	Conditional Permission	22.02.19
PL/18/4786/FA	Farnham Royal Parish Council	Mr Richard Thomas C/o Mr Peter Cheng	Forest View 12 Grange Gardens Farnham Common Buckinghamshire SL2 3HL	Increase in height for loft alteration incorporating front/side/rear roof lights.	Conditional Permission	05.03.19

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

**PART D  
PLANNING COMMITTEE 17<sup>TH</sup> APRIL 2019**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/4789/AV	Farnham Royal Parish Council	Enterprise Inns C/o Mrs Amanda Pringle	The Emperor Of India 112 Blackpond Lane Farnham Royal Buckinghamshire	1 x Post Pictorial, 1 x Transom Sign, 3 x Signwritten displays, 2 x Amenity Boards	Conditional consent	22.02.19
PL/18/4849/FA	Farnham Royal Parish Council	Mr & Mrs Guillo C/o Mr Carl Pringle	Woodlands Grange Gardens Farnham Common Buckinghamshire SL2 3HL	Single storey rear extension, following demolition of existing conservatory.	Conditional Permission	28.02.19
PL/18/4863/TP	Farnham Royal Parish Council	Mrs Hogg C/o Mr Knight	15 Long Close Farnham Royal Buckinghamshire SL2 3EJ	T1 Lime - Fell. (SBDC TPO NO. 1, 1960).	Conditional Permission	25.02.19
PL/18/4870/FA	Farnham Royal Parish Council	Mr Narinder Dillon C/o Mr Shorne Tilbey	Woodside Christmas Lane Farnham Common Buckinghamshire SL2 3JF	Vehicular access with remote controlled access gates to service a new driveway and parking area for disabled access to annex at rear of Woodside.	Conditional Permission	21.02.19
PL/19/0010/FA	Farnham Royal Parish Council	Mr GS Atwal	1 Kemsley Chase Farnham Royal Buckinghamshire SL2 3LU	Conversion of garage into habitable room and insertion of ground floor window.	Conditional Permission	27.02.19

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

**PART D  
PLANNING COMMITTEE 17<sup>TH</sup> APRIL 2019**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/19/0015/TP	Farnham Royal Parish Council	C/o Mr Oliver Thompson	Timber Wood Adjacent To Gypsy Lane Stoke Poges Buckinghamshire	T1 Beech - Fell, T2 Oak - Fell, T4, T8 Cherry - Fell, T5, T7 Ash - Fell, T11 White Poplar - Fell, G13 Hawthorn and Hazel - Fell, according to the submitted tree work schedule. (SBDC TPO No 22,1989).	Conditional Permission	01.03.19
PL/19/0016/OA	Farnham Royal Parish Council	Mr Fiander C/o Mr Richard Brown	Springdale Collinswood Road Farnham Common Buckinghamshire SL2 3LJ	Outline application for erection of one 4 bedroom house and new vehicle access.	Conditional Permission	28.02.19
PL/19/0060/FA	Farnham Royal Parish Council	Mr Malcolm Hopwood C/o Mr Ramesh Pankhania	23 Frensham Walk Farnham Common Buckinghamshire SL2 3QF	Single storey rear extension and conversion of existing garage into habitable accommodation.	Conditional Permission	08.03.19
PL/19/0064/FA	Farnham Royal Parish Council	Mr & Mrs Daniel Paton C/o Mr Shorne Tilbey	Fairwinds Beeches Road Farnham Common Buckinghamshire SL2 3PR	Part single, part two storey rear extension and loft extension including rear facing dormer window and insertion of roof lights.	Conditional Permission	29.03.19

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

**PART D  
PLANNING COMMITTEE 17<sup>TH</sup> APRIL 2019**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/19/0184/FA	Farnham Royal Parish Council	Mrs Samantha Walsgrove C/o Mr Sikandar Ali	7 Scott Close Farnham Common Buckinghamshire SL2 3HT	Two storey rear and single storey side extension, garage conversion to a habitable space, changes to ground floor roof at front elevation.	Conditional Permission	15.03.19
PL/19/0286/FA	Farnham Royal Parish Council	Mr & Mrs P Brett C/o Mr Kristian Peel	Red House Old Beaconsfield Road Farnham Common Buckinghamshire SL2 3LR	Demolition of existing garage. Erection of single storey front/side extension incorporating basement.	Conditional Permission	25.03.19
PL/19/0308/PIP	Farnham Royal Parish Council	Mr J Randall C/o Mr Stephen Prismall	Land Between Chatterings and Merlins Christmas Lane Farnham Common Buckinghamshire	Application for permission in principle for erection of 1 x detached dwelling with detached double garage	Refuse Permission	08.03.19
PL/19/0319/OA	Farnham Royal Parish Council	Mr Iain Hutchinson C/o Chris Francis	Allerds Farm Crown Lane Farnham Royal Buckinghamshire SL2 3SF	Outline application for demolition of existing buildings and redevelopment of site to provide four detached houses with associated detached garages, access and landscaping (matters to be considered at this stage: access and layout)	Withdrawn	25.03.19

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

**PART D  
PLANNING COMMITTEE 17<sup>TH</sup> APRIL 2019**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/4732/FA	Fulmer Parish Council	Mr P Bryan C/o Mr Jake Collinge	Fernacres Fulmer Common Road Fulmer Buckinghamshire SL3 6JN	Demolition of existing outbuildings and erection of replacement outbuildings comprising greenhouse and garage/storage building.	Conditional Permission	15.03.19
PL/18/4851/FA	Fulmer Parish Council	Mr Ali A C/o Rafik Otmani	West Hill Fulmer Rise Fulmer Common Road Fulmer Buckinghamshire SL3 6JL	Demolition of single storey ancillary pool house/lounge and erection of new single storey outbuilding.	Conditional Permission	15.03.19
PL/18/4852/FA	Fulmer Parish Council	Mr Ali A C/o Rafik Otmani	West Hill Fulmer Rise Fulmer Common Road Fulmer Buckinghamshire SL3 6JL	Demolition of outdoor enclosed pool house and erection of new outbuilding	Conditional Permission	15.03.19
PL/19/0041/VR C	Fulmer Parish Council	Mr Clifford and Mrs Pamela Saunders C/o Robert Clarke	Dunrobin Stoke Common Road Fulmer Buckinghamshire SL3 6HA	Variation of condition no 6 of planning application PL/18/2959/FA (Demolition of existing dwelling, stable, garden wall, erection of new dwelling, out building and installation of entrance gate with fence.) to move annexe building.	Conditional Permission	29.03.19

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

**PART D  
PLANNING COMMITTEE 17<sup>TH</sup> APRIL 2019**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/19/0052/PN AD	Fulmer Parish Council	Mr and Mrs R and D Eyre C/o Mr K Lipinski	Fulmer House Farm Aldbourn Lane Fulmer Buckinghamshire SL3 6JB	Prior Notification under Class Q of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 - Proposed change of use of an agricultural building to dwelling with associated operational development	Prior Approval Given	04.03.19
PL/19/0324/FA	Fulmer Parish Council	Dr Mohammad Tahir C/o Mr Syed Shah	Red Oak House Fulmer Common Road Fulmer Buckinghamshire SL3 6JQ	Demolition of stable and erection of outbuilding	Conditional Permission	01.04.19
PL/18/2882/FA	Gerrards Cross Town Council	Mr & Mrs J. Thomas C/o Mr Graham Wheeler	The Mount Oxford Road Gerrards Cross Buckinghamshire SL9 7PU	Single storey rear extension and detached garage with room above.	Withdrawn	26.03.19
PL/18/3108/FA	Gerrards Cross Town Council	Mr & Mrs Kohl C/o Mr David Webb	26 Howards Wood Drive Gerrards Cross Buckinghamshire SL9 7HN	Two storey front extension, single storey rear extension, first floor side extension, roof extension incorporating increase in ridge height, roof lantern and front and rear dormers, partial garage conversion into habitable accommodation, fenestration alterations and front entrance gates with associated brick walls, piers and railings	Conditional Permission	04.03.19

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

**PART D  
PLANNING COMMITTEE 17<sup>TH</sup> APRIL 2019**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/3465/FA	Gerrards Cross Town Council	Mr Jesper Andersen C/o Michael Hart	Oak Croft Oxford Road Gerrards Cross Buckinghamshire SL9 7DJ	Two storey front and side, single storey rear and loft extension.	Withdrawn	07.03.19
PL/18/3901/FA	Gerrards Cross Town Council	Ms Carly Soffe	12E Packhorse Road Gerrards Cross Buckinghamshire SL9 7QE	Installation of a freezer room to the rear, mounted onto a concrete base with a small lobby linking it to the building and screened by timber fencing.	Conditional Permission	25.02.19
PL/18/3986/VR C	Gerrards Cross Town Council	Heatherside Property Ltd C/o Mr Ian Bird	Land To The Side Of Heatherside 26 East Common Gerrards Cross Buckinghamshire SL9 7AF	Variation of conditions 4 and 10 of planning application 16/01712/FUL (Erection of a pair of semi-detached dwellings and construction of vehicular access)	Withdrawn	29.03.19
PL/18/4311/FA	Gerrards Cross Town Council	Vodafone Limited C/o Mr Craig Horn	Orchehill Rise Car Park Orchehill Rise Gerrards Cross Buckinghamshire	The replacement of the existing 15m monopole (17.3m to the top of antennas) and 3no. antennas with a 17.5m monopole (to the top of antennas), accommodating 6no. antennas, 2no. microwave dishes, 6no. RRU's, the replacement / addition of equipment within the existing equipment cabin, along with ancillary works.	Conditional Permission	08.03.19

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

**PART D  
PLANNING COMMITTEE 17<sup>TH</sup> APRIL 2019**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/4554/FA	Gerrards Cross Town Council	Mr J Lemm C/o Mr Nigel Walford	26 Gaviots Green Gerrards Cross Buckinghamshire SL9 7ED	Provision of vehicular access, dropped kerb and hard-standing to front elevation.	Conditional Permission	28.02.19
PL/18/4557/FA	Gerrards Cross Town Council	Mr & Mrs O'Keeffe	Juniper Cottage 8 South Park Crescent Gerrards Cross Buckinghamshire SL9 8HJ	Demolition of existing dwelling and erection of detached dwelling including internal basement garage.	Conditional Permission	15.03.19
PL/18/4586/FA	Gerrards Cross Town Council	Mitchells & Butlers Plc C/o Mrs Zoe Coates	The Apple Tree Oxford Road Gerrards Cross Buckinghamshire SL9 7AH	Single storey front extension, erection of fencing, jumbrella structure and other external works.	Conditional Permission	01.04.19
PL/18/4632/TP	Gerrards Cross Town Council	Perry Mahoney	39 St Huberts Close Gerrards Cross Buckinghamshire SL9 7EN	T1 Oak - 30% Crown Reduction, T2 Oak - 30% Crown Reduction. (SBDC TPO 04, 1972).	Trees Allowed In Part	22.02.19



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

**PART D  
PLANNING COMMITTEE 17<sup>TH</sup> APRIL 2019**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/4648/VR C	Gerrards Cross Town Council	Mr Dhaliwal C/o Mr Manpreet Matharoo	27 The Uplands Gerrards Cross Buckinghamshire SL9 7JQ	Removal of condition 11 and variation of conditions 5,8,9,10,12 and 15 of planning permission PL/18/2270/VRC (Variation of condition of planning permission 17/01302/FUL (Replacement dwelling) to allow fenestration changes, additional rear dormer and repositioning of the building) to allow amended design	Conditional Permission	07.03.19
PL/18/4658/FA	Gerrards Cross Town Council	Mr & Mrs Smith C/o Mr S Dodd	The Stables 76 Moat Farm Barns Hedgerley Lane Gerrards Cross Buckinghamshire SL9 8SX	Single storey side/rear extensions.	Conditional Permission	08.03.19
PL/18/4725/FA	Gerrards Cross Town Council	Miss Louise Benn C/o Mr Clive Baldwin	23 Moreland Drive Gerrards Cross Buckinghamshire SL9 8BB	Part two storey, part single storey side and rear extensions. Part conversion of garage to habitable space.	Conditional Permission	01.03.19
PL/18/4793/HB	Gerrards Cross Town Council	Mr & Mrs Edwards C/o Mr Ian Dunn	3 Hartley Court East Common Gerrards Cross Buckinghamshire SL9 7RN	Installation of internal lift.	Conditional consent	26.02.19

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

**PART D  
PLANNING COMMITTEE 17<sup>TH</sup> APRIL 2019**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/4827/TP	Gerrards Cross Town Council	Mr Sean Reel	9 Dale Side Gerrards Cross Buckinghamshire SL9 7JE	T1 oak - between 1-2 metre crown reduction. T2 beech - between 1-2 metre crown reduction. (SBDC TPO 0328).	Trees Allowed In Part	25.02.19
PL/18/4859/FA	Gerrards Cross Town Council	Mr Hutson C/o Mr Keith Paine	24 Woodlands Gerrards Cross Buckinghamshire SL9 8DD	Part three, part two storey front extension incorporating an additional garage and steps to front and side elevation and alterations to side fenestration.	Conditional Permission	21.02.19
PL/18/4861/TP	Gerrards Cross Town Council	Mr Paul Farrell	Land Adjacent To Hedgerow 8 Latchmoor Grove Gerrards Cross Buckinghamshire SL9 8LN	T1 Copper Beech - 25% Crown Reduction. (SBDC TPO No.8, 1993).	Refuse Permission	25.02.19
PL/18/4862/FA	Gerrards Cross Town Council	Mr & Mrs Rakesh and Priya Dawda C/o Mrs Neha Abayawardana	7 Howards Wood Drive Gerrards Cross Buckinghamshire SL9 7HR	Two storey front, rear, single storey side extensions.	Conditional Permission	12.03.19

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

**PART D  
PLANNING COMMITTEE 17<sup>TH</sup> APRIL 2019**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/19/0008/KA	Gerrards Cross Town Council	Clinch C/o Mrs Kirstie Harvey	2 Marsham Lane Cottages Marsham Lane Gerrards Cross Buckinghamshire SL9 8AQ	T1 Oak - Crown Shaping by 1.5-2 metres on road and house side only, clearance from building roof and crown lift 3 metres from ground level. (Gerrards Cross Common Conservation Area).	TPO shall not be made	26.02.19
PL/19/0017/FA	Gerrards Cross Town Council	Mr Hussain C/o Mr Consilio Town Planning	85 Fulmer Drive Gerrards Cross Buckinghamshire SL9 7HF	Part two storey, part single storey front and side extensions incorporating front porch. Two storey rear and first floor rear extension. Increase in ridge height incorporating front and rear dormer windows to facilitate loft conversion.	Conditional Permission	07.03.19
PL/19/0046/KA	Gerrards Cross Town Council	Mr Brian Molloy C/o Mr Ben Mullen	Fraserhurst 20 Fulmer Way Gerrards Cross Buckinghamshire SL9 8AH	T1 Robinia-Reduce Limbs by 10%. (Conservation Area Gerrards Cross Centenary).	TPO shall not be made	25.02.19
PL/19/0056/VR C	Gerrards Cross Town Council	Dr Dalby C/o Mr David Webb	10 Donnay Close Gerrards Cross Buckinghamshire SL9 7PZ	Variation of condition 2,4,5 of planning permission 18/00564/FUL (Front porch and part single/part two storey/part first floor front/side/rear extension (Amendment to planning permission 17/01985/FUL)	Conditional Permission	01.04.19

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

**PART D  
PLANNING COMMITTEE 17<sup>TH</sup> APRIL 2019**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/19/0058/TP	Gerrards Cross Town Council	Mr John Edwards C/o Mr Paul Morris	Hartley Court East Common Gerrards Cross Buckinghamshire SL9 7RN	Cypress - Fell. (Tree Preservation Order).	Conditional Permission	01.03.19
PL/19/0073/FA	Gerrards Cross Town Council	Mr A Cosentino C/o Mr Gordon Ryan	Little Orchards 6 Layters Way Gerrards Cross Buckinghamshire SL9 7QY	Two storey side/front extension incorporating double garage with first floor accommodation, single storey rear extension and erection of a new porch.	Conditional Permission	06.03.19
PL/19/0079/TP	Gerrards Cross Town Council	Ms Hannah Lewis C/o Mr Ben Mullen	Abbots Mead 5 Marsham Lane Gerrards Cross Buckinghamshire SL9 8AG	T1 beech - crown lifting of outer canopy branches growing over road is not to exceed 6 metres from ground level and crown shaping of selected over extended branches is not to exceed 1-3 metres back to existing canopy profile. (Tree Preservation Order.)	Conditional Permission	18.03.19
PL/19/0089/TP	Gerrards Cross Town Council	Mrs Pauline Sanchez C/o Mr Paul Morris	Bay Trees 62 Bulstrode Way Gerrards Cross Buckinghamshire SL9 7RA	G1 Spruce x 2 - Crown Thinning by 15%. (TPO 06, 1973).	Conditional Permission	12.03.19

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

**PART D  
PLANNING COMMITTEE 17<sup>TH</sup> APRIL 2019**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/19/0144/FA	Gerrards Cross Town Council	Mr & Mrs Thomson C/o Mr Mark Pottle	Newlands 13 Dukes Close Gerrards Cross Buckinghamshire SL9 7LH	Single storey rear infill extension	Conditional Permission	11.03.19
PL/19/0164/FA	Gerrards Cross Town Council	Mr & Mrs Alagna C/o Mr Dan Rontree	Woodlands 20 Marsham Lane Gerrards Cross Buckinghamshire SL9 8EY	Two storey side extension.	Conditional Permission	14.03.19
PL/19/0181/SA	Gerrards Cross Town Council	Mr Jay Maldevia	15 Marsham Way Gerrards Cross Buckinghamshire SL9 8BW	Application for certificate of lawfulness for proposed: Loft conversion incorporating front roof lights and rear dormer.	Part approve/refuse- PROPOSED Cert of Law	25.03.19
PL/19/0210/TP	Gerrards Cross Town Council	Mrs Gibson C/o Mr Paul Morris	Linton House 2 Beech Way Gerrards Cross Buckinghamshire SL9 8BL	T1 Oak - Remove to ground level (SBDC TPO 5, 2001)	Refuse Permission	22.03.19

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

**PART D  
PLANNING COMMITTEE 17<sup>TH</sup> APRIL 2019**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/19/0228/TP	Gerrards Cross Town Council	Mr Rav Sehagtal C/o Mr Simon Hawkins	May Brook 19 Valley Way Gerrards Cross Buckinghamshire SL9 7PL	Hornbeam - Fell. (Tree Preservation Order).	Refuse Permission	26.03.19
PL/19/0265/FA	Gerrards Cross Town Council	Mr Meno C/o Mr James Hughes	Craigmore Dukes Ride Gerrards Cross Buckinghamshire SL9 7LD	Demolition of existing garage, erection of part single/par two storey side extension, and enlargement of roof.	Conditional Permission	01.04.19
PL/19/0267/PNE	Gerrards Cross Town Council	Mr Peter Smith C/o Mr Robert M Hillier	Trevone Dukes Wood Avenue Gerrards Cross Buckinghamshire SL9 7JY	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 4.5m, MH 3.4m, EH 2.25m)	Prior Approval Not Required	21.02.19
PL/19/0274/NMA	Gerrards Cross Town Council	Mr & Mrs G Stubbs	Newlands 32 Windsor Road Gerrards Cross Buckinghamshire SL9 7NE	Non-material amendment to planning permission 18/00026/FUL (Two storey side and rear extension) to allow changes to windows and doors to side and rear	Accepted	29.03.19

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

**PART D  
PLANNING COMMITTEE 17<sup>TH</sup> APRIL 2019**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/19/0293/FA	Gerrards Cross Town Council	Mr Rishi C/o Mr Harmeet Minhas	35 Fulmer Drive Gerrards Cross Buckinghamshire SL9 7HG	Two storey side and rear and front extensions, roof alterations with increased ridge height and insertion of six rooflights, single storey side extension, fenestration alterations, demolition of existing garage and erection of detached double garage and construction of revised vehicular access (amendment to planning permission PL/18/2825/FA)	Conditional Permission	22.03.19
PL/19/0303/FA	Gerrards Cross Town Council	Mr Edward Lawley	The Brackens Howards Thicket Gerrards Cross Buckinghamshire SL9 7NU	Erection of single storey car port.	Conditional Permission	27.03.19
PL/19/0335/FA	Gerrards Cross Town Council	Mr & Mrs T Hutton C/o Mr M Trotter	Meadway House 6 Meadway Park Gerrards Cross Buckinghamshire SL9 7NN	Two storey front/side extension.	Conditional Permission	27.03.19
PL/19/0352/FA	Gerrards Cross Town Council	Mr & Mrs Scott & Emma Waldegrave C/o Afroditi Kavallieraki	St Clements 15 Windsor Road Gerrards Cross Buckinghamshire SL9 7NB	Part two storey, part single storey side and rear extensions, single storey front extension, two storey infill side extension, changes to roof to allow for a loft conversion. Demolition of existing garage.	Conditional Permission	27.03.19

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

**PART D  
PLANNING COMMITTEE 17<sup>TH</sup> APRIL 2019**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/19/0355/KA	Gerrards Cross Town Council	Ms Fiona Mayers C/o Mr Ben Mullen	Harcourt 49 Orchehill Avenue Gerrards Cross Buckinghamshire SL9 8QG	T1 Horse Chestnut - 15% Crown Thinning, T2 & T3 Conifers - Fell, G1 Laurel/Holly - Fell. (Conservation area Gerrards Cross Centenary).	TPO shall not be made	22.03.19
PL/19/0386/VR C	Gerrards Cross Town Council	Mr & Mrs Mobarik C/o Mr Nick Corder	26 Dale Side Gerrards Cross Buckinghamshire SL9 7JE	Variation of condition 8 of planning permission PL/18/3716/VRC (Variation of Condition 2 of planning permission 18/00359/FUL (Two storey rear extension, portico and amendments to fenestration) to allow raising of roof and insertion of front and rear dormers) to allow raising the ridge level.	Conditional Permission	02.04.19
PL/19/0414/KA	Gerrards Cross Town Council	Mr Pietro Raguso	Mill Corner 60 Marsham Way Gerrards Cross Buckinghamshire SL9 8AP	Maple Tree - Fell. (Conservation area Gerrards Cross Centenary).	TPO shall not be made	22.03.19
PL/19/0676/KA	Gerrards Cross Town Council	Mr Stuart Hampson	Parrog House 51 Orchehill Avenue Gerrards Cross Buckinghamshire SL9 8QG	Ash 1 - reduce by up to 25% , ash 2 - reduce by up to 25% a, oak - remove crossing branches. (SBDC conservation area Gerrards Cross Centenary)	Withdrawn	19.03.19



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

**PART D  
PLANNING COMMITTEE 17<sup>TH</sup> APRIL 2019**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/4515/FA	Hedgerley Parish Council	Mr & Mrs Colin Smith C/o Mr Robert Hillier	Leith Grove Wapseys Lane Hedgerley Buckinghamshire SL2 3XJ	Single storey front extension.	Conditional Permission	19.03.19
PL/18/4516/HB	Hedgerley Parish Council	Mr & Mrs Colin Smith C/o Mr Robert Hillier	Leith Grove Wapseys Lane Hedgerley Buckinghamshire SL2 3XJ	Listed building consent: Single storey front extension.	Conditional consent	19.03.19
PL/18/4588/FA	Hedgerley Parish Council	Mr Trevor Wood C/o Mr John Quartermaine	Hammer and Harp Cottages Wapseys Lane Hedgerley Buckinghamshire SL2 3XJ	Single storey side extension.	Conditional Permission	08.03.19
PL/18/4619/HB	Hedgerley Parish Council	Mr Trevor Wood C/o Mr John Quartermaine	Hammer and Harp Cottages Wapseys Lane Hedgerley Buckinghamshire SL2 3XJ	Listed building application for single storey extension to north west elevation	Conditional consent	26.02.19

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

**PART D  
PLANNING COMMITTEE 17<sup>TH</sup> APRIL 2019**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/19/0198/FA	Hedgerley Parish Council	Mr George McIntyre C/o Mr Edward Ward	Woodpath Cottage Robert Road Hedgerley Buckinghamshire SL2 3XS	Single storey side extension and additional doors added to rear elevation	Conditional Permission	20.03.19
18/00426/FUL	Iver Parish Council	Mr Bradford C/o Mr David Holmes	19 & 21 Bathurst Walk Iver Buckinghamshire SL0 9AS	Redevelopment of site to provide a block containing 21 apartments with associated access, landscaping and hardstanding.	Withdrawn	06.03.19
18/00458/FUL	Iver Parish Council	Mr J Robinson C/o Mr K Cooper	Pinetrees 83 Thornbridge Road Iver Heath Buckinghamshire SL0 0QB	Two storey front, single storey side extensions. Construction of first floor level with rear Juliette balcony and loft conversion incorporating front and rear dormers.	Conditional Permission	22.03.19
PL/18/2856/FA	Iver Parish Council	Mr Chris Hill C/o Mr Michael Oakes	Land To The Rear Of 6 Somerset Way Iver Buckinghamshire SL0 9AF	Erection of a new detached dwelling with associated parking, new vehicular access, storage facilities and landscaping.	Withdrawn	20.03.19

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

**PART D  
PLANNING COMMITTEE 17<sup>TH</sup> APRIL 2019**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/3175/FA	Iver Parish Council	Mr J Kand C/o Mr Sunjive Corpaul	34 Syke Cluan Iver Buckinghamshire SL0 9EH	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.	Conditional Permission	07.03.19
PL/18/3266/FA	Iver Parish Council	Bhatti Family	Keemar Bangors Road North Iver Heath Buckinghamshire SL0 0BH	Single storey rear extension and demolition of 2 outbuildings	Conditional Permission	22.02.19
PL/18/3590/VR C	Iver Parish Council	Mr B Smith C/o Dr Simon Ruston	Land Adjacent To Sutton Elms Cottage Little Sutton Lane Iver Buckinghamshire SL3 8AN	Variation of conditions 1 and 2 of planning application 14/01179/TEMP - "Change of use of land to use as a single pitch private Gypsy site comprising of 1 mobile home", to allow for the continued and permanent use of the site as a Gypsy Caravan site and for the stationing of two mobile homes.	Conditional Permission	12.03.19
PL/18/4387/FA	Iver Parish Council	Mr S Ghai C/o Mr G Choda	7 Richings Way Iver Buckinghamshire SL0 9DA	First floor rear extension and conversion of loft into habitable space incorporating front, side, rear dormers and side rooflights.	Conditional Permission	21.02.19

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

**PART D  
PLANNING COMMITTEE 17<sup>TH</sup> APRIL 2019**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/4710/HB	Iver Parish Council	Brian Worthington C/o Mr Cameron Spencer	5 Iver Lodge Bangors Road South Iver Buckinghamshire SL0 0AW	Listed building application for: Internal alterations, including the relocation of the kitchen.	Conditional consent	04.03.19
PL/18/4846/FA	Iver Parish Council	Victoria Buckley C/o Mr Martin Pugsley	3 Coppins Cottages Coppins Lane Iver Buckinghamshire SL0 0AT	Single storey side/rear extension and front porch extension.	Conditional Permission	28.02.19
PL/19/0005/SA	Iver Parish Council	Mr Aulakh C/o Mr Ameet Bhamra	16 Wood Lane Close Iver Heath Buckinghamshire SL0 0LJ	Application for a Certificate of Lawfulness for proposed: Detached garage and utility room	Cert of law proposed dev or use issued	11.03.19
PL/19/0025/SA	Iver Parish Council	Mr Joshi C/o Mr Consilio	47 Wood Lane Close Iver Heath Buckinghamshire SL0 0LH	Application for a Certificate of Lawfulness for proposed: Single storey side extensions/two storey rear extensions and detached outbuilding.	Cert of law proposed dev or use issued	01.03.19
PL/19/0040/FA	Iver Parish Council	Miss Brooke Sherry	46 Swallow Street Iver Buckinghamshire SL0 0HG	Widening of vehicular access.	Conditional Permission	05.03.19

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

**PART D  
PLANNING COMMITTEE 17<sup>TH</sup> APRIL 2019**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/19/0065/TP	Iver Parish Council	Rev Montgomerie C/o Mr Marc Wastle	Iver Heath Rectory 2 Pinewood Close Iver Heath Buckinghamshire SL0 0QS	T897 Scots Pine - reduce eastern stem by 2m, T898 Sycamore - fell, T898a Sycamore - fell. (SBDC TPO No: 18,1989).	Conditional Permission	01.03.19
PL/19/0077/FA	Iver Parish Council	Mr Dhanoa C/o Declan Minoli	49 Syke Cluan Iver Buckinghamshire SL0 9EP	Demolition of existing and erection of new detached dwelling	Conditional Permission	07.03.19
PL/19/0090/FA	Iver Parish Council	Mr Joshi	47 Wood Lane Close Iver Heath Buckinghamshire SL0 0LH	Two storey rear extension, part single storey side extension, reconstruction of existing roof and demolition of part garage/part utility room with partial wood clad / partial render finish to resultant dwelling.	Conditional Permission	15.03.19
PL/19/0100/PNE	Iver Parish Council	Ms P Nayar C/o Mr J Singh	The Pump House North Park Iver Buckinghamshire SL0 9DL	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 7.95m, MH 2.75m, EH 2.75m)	Prior Approval Not Required	12.03.19
PL/19/0102/PNE	Iver Parish Council	Mrs Satinder Malhotra C/o Mr Sammy Chan	11 St James Walk Iver Buckinghamshire SL0 9EN	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 8.0m, MH 3.65m, EH 2.85m)	Prior Approval Given	21.02.19

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

**PART D  
PLANNING COMMITTEE 17<sup>TH</sup> APRIL 2019**

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PL/19/0103/PNE	Iver Parish Council	Mrs Satinder Malhotra C/o Mr Sammy Chan	11 St James Walk Iver Buckinghamshire SL0 9EN	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for single storey (side to) rear extensions (Dimensions D 8.00m, MH 3.65m, EH 2.85m)	Prior Approval Given	21.02.19
PL/19/0111/SA	Iver Parish Council	Ms P Nayar C/o Mr J Singh	The Pump House North Park Iver Buckinghamshire SL0 9DL	Certificate of Lawfulness for loft conversion incorporating rear dormer and front roof lights.	Cert of law proposed dev or use issued	13.03.19
PL/19/0112/SA	Iver Parish Council	Ms P Nayar C/o Mr J Singh	The Pump House North Park Iver Buckinghamshire SL0 9DL	Certificate of Lawfulness for single storey side extension	Cert of law proposed dev or use issued	13.03.19
PL/19/0113/SA	Iver Parish Council	Ms P Nayar C/o Mr J Singh	The Pump House North Park Iver Buckinghamshire SL0 9DL	Erection of single storey outbuilding	Cert of law for proposed dev/use refused	13.03.19
PL/19/0114/FA	Iver Parish Council	Mr & Mrs Joey & Hayley Clark C/o Mr P Mistry	202 The Parkway Iver Heath Buckinghamshire SL0 0RQ	First floor side and rear extension.	Conditional Permission	11.03.19

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**PART D  
PLANNING COMMITTEE 17<sup>TH</sup> APRIL 2019**

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PL/19/0131/FA	Iver Parish Council	Mr J Sharma C/o Kashif Bashir	281 Longstone Road Iver Heath Buckinghamshire SL0 0RN	Single storey rear and side extension with conversion of garage to habitable space (Retrospective)	Conditional Permission	14.03.19
PL/19/0255/FA	Iver Parish Council	Rizwan and Waleed Sabri C/o Mr Mark Wilkinson	93 Slough Road Iver Heath Buckinghamshire SL0 0DH	Single storey rear infill extension, part single/part first floor front/side extension and roof extension incorporating increase in ridge height and a rear dormer, partial demolition of outbuilding, to be rebuilt with increased roof ridge and pitch and amendments to fenestration.	Conditional Permission	27.03.19
PL/19/0260/NM A	Iver Parish Council	Mr Gavin Pereira C/o Mrs Angela Gabb	7 Somerset Way Iver Buckinghamshire SL0 9AG	Non-material amendment to planning permission PL/18/3316/FA (Two storey side extensions, changes to roof to allow for loft conversion and to fenestration) to omit change to roof	Accepted	21.02.19
PL/19/0262/ADJ	Iver Parish Council	London Borough Of Hillingdon	Stanford House 9 Nestles Avenue Hayes UB3 4SA	Consultation re: Demolition of existing buildings and redevelopment to provide a building up to 10 storeys, comprising 84 residential units to the upper floors, associated landscaping, access, car parking and cycle parking. (Hillingdon Borough Ref: 51175/APP/2019/187).	No Objections	20.03.19
PL/19/0310/SA	Iver Parish Council	Mr Amit John C/o Mr Devan Mistry	91 High Street Iver Buckinghamshire SL0 9PN	Application for a Certificate of Lawfulness for proposed: Loft conversion with rear dormer.	Cert of law proposed dev or use issued	01.04.19

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

**PART D  
PLANNING COMMITTEE 17<sup>TH</sup> APRIL 2019**

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PL/19/0322/FA	Iver Parish Council	Mr Amit John C/o Mr Devan Mistry	91 High Street Iver Buckinghamshire SL0 9PN	Single storey side and rear extension	Conditional Permission	02.04.19
PL/19/0333/FA	Iver Parish Council	Mr Gabriel Gatheru Rwamba C/o Mr Abdul Wajid	3 The Ridings Iver Buckinghamshire SL0 9DU	Part two storey/part single storey side/rear extensions.	Conditional Permission	27.03.19
PL/19/0341/SA	Iver Parish Council	Mr Hardeep Kataria C/o Mr Michael Jaquiss	9 Wood Lane Iver Heath Buckinghamshire SL0 0LQ	Application for certificate of lawfulness for proposed: Construction of garage.	Cert of law for proposed dev/use refused	27.03.19
PL/19/0351/VR C	Iver Parish Council	Mr & Mrs Tovey C/o Mr Choda	16 Syke Cluan Iver Buckinghamshire SL0 9EH	Variation of condition 5 of planning permission PL/18/3827/FA (Part two storey/part first floor front/side/rear extension and front porch extension, changes to fenestration. Roof extension with rear facing dormer and rooflights. Conversion of garage to habitable accommodation) to allow amended plans	Conditional Permission	02.04.19
PL/19/0484/PN E	Iver Parish Council	Mr Gurvinder Hayer	99A Thorney Mill Road Iver Buckinghamshire SL0 9AH	Notification of proposed single storey rear extension; depth extending from the original rear wall of 5.0 metres, a maximum height of 4.0 metres and a maximum eaves height of 3.0 metres.	Withdrawn	27.03.19



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**PART D  
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17/02245/FUL	Stoke Poges Parish Council	Mr S Bloomfield C/o Mr R Hillier	120 Rogers Lane Stoke Poges Buckinghamshire SL2 4LN	Single storey rear extension incorporating roof lantern and loft conversion incorporating front and rear rooflights.	Withdrawn	20.03.19
17/02246/LBC	Stoke Poges Parish Council	Mr S Bloomfield C/o Mr R Hillier	120 Rogers Lane Stoke Poges Buckinghamshire SL2 4LN	Listed Building Application for: Single storey rear extension incorporating roof lantern and loft conversion incorporating front and rear rooflights.	Withdrawn	20.03.19
PL/18/2686/FA	Stoke Poges Parish Council	Mr Harvey Way	Hockley Farthing Green Lane Stoke Poges Buckinghamshire SL2 4JH	Part single storey/part two storey rear extension	Conditional Permission	19.03.19
PL/18/2687/HB	Stoke Poges Parish Council	Mr Harvey Way	Hockley Farthing Green Lane Stoke Poges Buckinghamshire SL2 4JH	Part single storey/part two storey rear extension	Conditional consent	19.03.19
PL/18/4100/FA	Stoke Poges Parish Council	Mr V Odedra C/o Mr Graham Eades	Hollybush Farm Hollybush Hill Stoke Poges Buckinghamshire SL2 4QN	Construction of outbuildings and retaining walls. Alterations to ground levels, hard surfacing, fencing, landscaping and tree planting (Part Retrospective).	Conditional Permission	26.03.19

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

**PART D  
PLANNING COMMITTEE 17<sup>TH</sup> APRIL 2019**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/18/4433/FA	Stoke Poges Parish Council	Mr S Chandiram C/o Mr Harmeet Minhas	Brookdale Bells Hill Stoke Poges Buckinghamshire SL2 4ED	Redevelopment of site to provide 4 dwellings with associated parking and landscaping.	Withdrawn	01.04.19
PL/18/4443/VR C	Stoke Poges Parish Council	Mr S.K. Rajput	The Cedars Hollybush Hill Stoke Poges Buckinghamshire SL2 4QN	Variation of condition of planning permission 17/02213/FUL (Replacement dwelling with detached garage) to reposition the house to facilitate piles foundation.	Conditional Permission	28.03.19
PL/18/4724/TP	Stoke Poges Parish Council	Mr Philip Ayres C/o Mr Carlo Vannini	Sefton Park Bells Hill Stoke Poges Buckinghamshire	Work as per trees work schedule (SBDC TPO 12, 1998)	Conditional Permission	22.02.19
PL/18/4878/TP	Stoke Poges Parish Council	Mr Singh C/o Vicki Harrison	26 Freemans Close Stoke Poges Buckinghamshire SL2 4ER	T2 Ash - Fell, T3 Oak - Fell. (TPO 12,2003)	Refuse Permission	25.02.19
PL/19/0104/FA	Stoke Poges Parish Council	Mr Davlatsingh Mann C/o Mr Korban Ali	91 Rogers Lane Stoke Poges Buckinghamshire SL2 4LP	Single storey side extension and conversion of garage to habitable accommodation	Conditional Permission	13.03.19

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

**PART D  
PLANNING COMMITTEE 17<sup>TH</sup> APRIL 2019**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/19/0115/FA	Stoke Poges Parish Council	Mrs Sandeep Bhakri C/o Mr Kaleem Janjua	Claremont House Gerrards Cross Road Stoke Poges Buckinghamshire SL2 4EL	Two storey side extension	Conditional Permission	13.03.19
PL/19/0209/FA	Stoke Poges Parish Council	Mrs Sati Khaira	The Bungalow Wexham Street Stoke Poges Buckinghamshire SL3 6PA	First floor side extension	Refuse Permission	26.03.19
PL/19/0321/FA	Stoke Poges Parish Council	Mr Raj Samani C/o Mr Thomas Guy	Duffield Cottage Park Road Stoke Poges Buckinghamshire SL2 4PA	Single storey rear infill extension and replacement of bay window with door and window within the existing opening.	Conditional Permission	27.03.19
PL/18/3981/SA	Taplow Parish Council	Mr & Mrs Hakesley C/o Mr Ben Eiser	Amerden Caravan Park Amerden Lane Taplow Buckinghamshire SL6 0EE	Certificate of lawfulness for proposed use of land for the stationing of touring caravans for occupation throughout the year.	Cert of law proposed dev or use issued	27.02.19

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SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY**

**PART D  
PLANNING COMMITTEE 17<sup>TH</sup> APRIL 2019**

<b>App'n No</b>	<b>Parish</b>	<b>Applicant / Agent</b>	<b>Site</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date of decision</b>
PL/19/0045/TP	Taplow Parish Council	Mrs David Hindle	Neighbours Hill Farm Road Taplow Buckinghamshire SL6 0HA	T1 Oak - Crown Lifting of outer canopy branches to 4 metres above ground level and 20% Crown Thinning. (Tree Preservation Order).	Conditional Permission	04.03.19
PL/19/0087/KA	Taplow Parish Council	Andy Wicks	Laurel Cottage Ellington Road Taplow Buckinghamshire SL6 0AX	T1 Sycamore - 3-4m Crown Reduction, T2 Pear 3-4m Crown Reduction. (Conservation area Taplow Riverside).	TPO shall not be made	01.03.19
PL/19/0222/FA	Taplow Parish Council	Mr Karl Ahmed C/o TP Architects	Green Springs Marsh Lane Taplow Buckinghamshire SL6 0DF	Demolition of existing dwelling and erection of a new dwelling.	Conditional Permission	21.03.19
PL/19/0276/KA	Taplow Parish Council	Mr Jamie Barnard	The Red Cottage Hitcham Grange Hill Farm Road Taplow Buckinghamshire SL6 0JD	T1 Cypress - Fell. (Taplow Conservation Area).	TPO shall not be made	12.03.19

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SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY**

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PLANNING COMMITTEE 17<sup>TH</sup> APRIL 2019**

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PL/18/2630/FA	Wexham Parish Council	Vivenda Regina NV N/A C/o Ms Summer Wong	The Langley Uxbridge Road George Green Wexham Buckinghamshire SK3 6DU	Erection of plant and associated acoustic enclosure in the service yard.	Conditional Permission	13.03.19
PL/18/2631/HB	Wexham Parish Council	Vivenda Regina NV C/o Summer Wong	The Langley Uxbridge Road George Green Wexham Buckinghamshire SL3 6DW	Listed Building application for: Erection of plant and associated acoustic enclosure in the service yard.	Conditional consent	13.03.19
PL/18/4000/NM A	Wexham Parish Council	C/o Ms Summer Wong	Langley Park House Uxbridge Road George Green Wexham Buckinghamshire SL3 6DW	Non material amendment to planning application 11/01528/FUL (Change of use of mansion and brewhouse to hotel including underground spa, extension to provide additional bedrooms within brewhouse yard, car parking and landscaping) and 15/02373/RVC for alteration to main house.	Accepted	13.03.19
PL/18/4145/NM A	Wexham Parish Council	Mr John Weir C/o Mr Barry Kitcherside	Wexham Park Golf Course Wexham Street Wexham Buckinghamshire SL3 6ND	Non material amendment to planning permission 17/01947/FUL (Part single/part two storey/part first floor front/side extensions incorporating side dormers and replacement driving range incorporating link to club house.)	Accepted	26.02.19

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SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY**

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PL/18/4153/FA	Wexham Parish Council	Mr & Mrs D Watkins C/o Mr Chris Connor	Southend Farm Middle Green Wexham Buckinghamshire SL3 6BS	Part single/part 2 storey front extension with dormer window and balcony, rear first floor extension incorporating 2 dormers. single storey side extension with balcony and glass balustrading above, driveway, hardstanding and landscaping.	Conditional Permission	13.03.19
PL/18/4596/FA	Wexham Parish Council	Mr Adam Wheatcroft C/o Mr David Howell	3 Rixon Close George Green Wexham Buckinghamshire SL3 6RH	First floor front and side extension.	Refuse Permission	29.03.19
PL/18/4698/FA	Wexham Parish Council	N/A C/o Summer Wong	Langley Park House Uxbridge Road George Green Wexham Buckinghamshire SL3 6DW	Erection of a covered boathouse to provide ancillary hotel facilities.	Withdrawn	15.03.19
PL/18/4704/FA	Wexham Parish Council	Mr & Mrs D Watkins C/o Mr Chris Connor	Southend Farm Middle Green Wexham Buckinghamshire SL3 6BS	Construction of a single storey plant room.	Conditional Permission	13.03.19

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PL/19/0205/FA	Wexham Parish Council	Mrs Bianca Barter	Spicers Cottage 4 Billet Lane Iver Buckinghamshire SL0 0LS	Part two storey, part single storey front and rear extensions. Increase in height of roof and chimneys to facilitate loft conversion, incorporating front and rear dormers (amendment to planning permission 16/00379/FUL)	Conditional Permission	18.03.19
PL/19/0388/EU	Wexham Parish Council	Mr & Mrs D Watkins C/o Mrs Jane Carter	Southend Farm Middle Green Wexham Buckinghamshire SL3 6BS	Certificate of lawfulness for existing use: Car repair workshop with associated vehicular access, parking and facilities.	Withdrawn	22.03.19
PL/19/0389/EU	Wexham Parish Council	Mr & Mrs D Watkins C/o Mrs Jane Carter	Southend Farm Middle Green Wexham Buckinghamshire SL3 6BS	Certificate of lawfulness for existing use: for use of building as a workshop and for storage, use of stables for stabling of horses not by the land owner, and use of field for the keeping of horses and erection of field shelter.	Withdrawn	29.03.19

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<b>SUBJECT:</b>	<b>PLANNING APPEALS</b>
<b>REPORT OF:</b>	<b>Head of Planning &amp; Economic Development Prepared by - Development Management</b>

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

<b>DATE</b>	<b>PREMISES</b>
<b>PL/18/2069/FA Date 11/6/19</b>	<b><u>14 WOOBURN GREEN LANE, BEACONSFIELD, BUCKINGHAMSHIRE HP9 1XE</u></b> Appeal against Conditions Imposed on: Outbuilding in front garden.
<b>17/01949/FUL Date 11/6/19</b>	<b><u>14 WOOBURN GREEN LANE, BEACONSFIELD, BUCKINGHAMSHIRE HP9 1XE</u></b> Appeal against non-determination of application for: Porch with double storey side and part double storey part single storey rear extension.
<b>PL/18/4888/SA Date TBC</b>	<b><u>14 WOOBURN GREEN LANE, BEACONSFIELD, BUCKINGHAMSHIRE HP9 1XE</u></b> Certificate of Lawfulness for proposed implementation of 2 extant planning permissions (17/01570/FUL and 18/2906/FA).
<b>PL/18/2547/FA Date TBC</b>	<b><u>1 GRENFELL ROAD, BEACONSFIELD HP9 2BP</u></b> Appeal against Refusal for: Replacement dwelling house.

**Appeals Lodged**

**Planning Appeals Lodged**

	<b>Date</b>	<b>Ref</b>	<b>Appellant</b>	<b>Proposal</b>	<b>Site</b>
(a)	18/03/2019	18/4888/SA	Mr Iqbal	Certificate of Lawfulness for proposed implementation of 2 extant planning permissions (17/01570/FUL and 18/2906/FA).	14 Wooburn Green Lane, Beaconsfield

<b>Officer Contacts:</b>	<b>Jane Langston 01895 837285</b> <b>planning.appeals@chilternandsouthbucks.gov.uk</b>
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