



Planning Committee

Wednesday, 21 August 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 3 - 8*)

To approve the minutes of the Planning Committee held on 24 July 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/19/0654/FA - 7 Chiltern Hills Road, Beaconsfield, Buckinghamshire, HP9 1PJ (Pages 9 - 20)

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

C. Committee observations required on applications to other Authorities

D. To receive a list of applications already determined under delegated powers by the Head of Planning and Economic Development (Pages 21 - 56)

For information

6. Planning Appeals and Schedule of Outstanding Matters (Pages 57 - 60)

For information

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

Membership: Planning Committee

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

Date of next meeting – Wednesday, 18 September 2019

Public Speaking

If you have any queries concerning public speaking at Planning Committee meetings, including registering your intention to speak, please ask for the Planning Committee Co-ordinator 01895 837210; planning@chilternandsouthbucks.gov.uk

Audio/Visual Recording of Meetings

This meeting might be filmed, photographed, audio-recorded or reported by a party other than the Council for subsequent broadcast or publication. If you intend to film, photograph or audio record the proceedings, or if you have any questions please contact Democratic Services. Members of the press please contact the Communications Team.

If you would like this document in large print or an alternative format, please contact 01895 837236; email

democraticservices@chilternandsouthbucks.gov.uk

PLANNING COMMITTEE

Meeting - 24 July 2019

Present: R Bagge* (Chairman)
J Jordan*, D Anthony*, M Bezzant, T Egleton*, B Gibbs*, M Lewis*
and D Smith*

**attended site visits*

Apologies for absence: P Hogan and Dr W Matthews

15. MINUTES

The minutes of the Planning Committee held on 26 June 2019 were approved and signed by the Chairman as a correct record.

16. DECLARATIONS OF INTEREST

Councillor R Bagge and Councillor T Egleton declared a personal interest in application PL/19/0254/VRC as they had both recently attended a social occasion where the objector speaking against this application, Mr Tristan Miles, was present. Councillor Bagge and Councillor Egleton confirmed that Mr Miles was an acquaintance and not a close personal friend.

17. APPLICATIONS AND PLANS

Key to the following decisions:

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

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

		Decision
Plan Number:	17/01015/FUL	D (PO)
Applicant:	Mr A Carey	
Proposal:	Redevelopment of site to provide 34 dwellings comprising 15 one bedroomed flats, 2 two bedroomed flats and 17 three bedroomed houses, car parking and all associated landscaping and ancillary works at Burnham Garage, 71-73 Stomp Road, Burnham, Buckinghamshire, SL1 7LP	
<p>Notes:</p> <ol style="list-style-type: none"> 1. A site visit was undertaken by Members 2. A proposal was made that an informative be added to ensure that the materials match that of the adjoining development. <p>Councillor J Jordan proposed that the Officer's recommendations be approved, along with the addition of an informative to ensure that the materials match that of the adjoining development, which was seconded by Councillor M Lewis and agreed at a vote.</p> <p>RESOLVED</p> <ol style="list-style-type: none"> 1) That the application be delegated to the Head of Planning and Economic Development to approve subject to the satisfactory prior completion of a Section 106 Planning Obligation Agreement relating to education provision and highway improvements. If the Section 106 Agreement cannot be completed the application be refused for such reasons as the Head of Planning and Economic Development considers appropriate. 2) An informative be added to ensure that the materials match that of the adjoining development. 		
		Decision
Plan Number:	PL/18/4426/FA	R(AO)
Applicant:	Ms R Grace-Mee	
Proposal:	Demolition of existing dwelling and erection of a detached dwelling, detached garage, swimming pool and gates at Stonecrop, 3 Saxon Gardens, Taplow, Buckinghamshire, SL6 0DD	
<p>Notes:</p> <ol style="list-style-type: none"> 1) A site visit was undertaken by Members <p>Councillor Gibbs proposed that the Committee refuse the application due to inappropriate development in the Green Belt, which would be harmful to the Green Belt, and the failure to harmonise with the existing character and appearance of the surrounding development and the locality in general. This proposal was seconded by Councillor Egleton and agreed at a vote.</p>		

RESOLVED

That the application be refused for the following reasons:-

- 1) Within the Green Belt, most new development is considered to be inappropriate and there is a general presumption against such development. Development which is not inappropriate is set out in paragraph 145 of the National Planning Policy Framework (NPPF) and includes the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces. This is also reflected in Policies GB1 and GB11 of the South Bucks Local Plan. The proposed dwelling and garage would have a total floor area of 532.1 sq metres which is considerably larger than the existing dwelling which has a total floor area of 260 sq metres. As such the proposed building would be materially larger than the one it replaces and would constitute inappropriate development, which is by definition harmful to the Green Belt. It would also result in harm to the openness of the Green Belt. Whilst it is acknowledged that the applicant is able to extend the existing property under permitted development, it is not considered that this is sufficient to amount to a case of very special circumstances to outweigh the harm to the Green Belt, by reason of inappropriateness and loss of openness. As such, the proposal is contrary to policies GB1 and GB11 of the South Bucks District Local Plan (adopted March 1999) and section 13 of the NPPF (Protecting Green Belt Land).
- 2) Local Plan policy EP3 states that development will only be permitted where its scale, layout, siting, height, design, external materials and use are compatible with the character and amenities of the site itself, adjoining development and the locality in general. Poor designs which are out of scale or character with their surroundings will not be permitted. Section 12 of the National Planning Policy Framework (NPPF) sets out that 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. The NPPF also sets out that planning policies and decisions should ensure that developments will function well and add to the overall quality of the area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and sympathetic to local character and history. The proposed replacement dwelling by virtue of its large size and design would fail to harmonise with the existing character and appearance of the surrounding development and the locality in general. It would be visible from the site entrance in Rectory Road and given its large scale and design would appear prominent within the street scene. As such, the proposal is contrary to saved policies EP3 and H9 set out in the South Bucks District Local Plan (adopted March 1999), Core Policy 8 of the South Bucks District Core Strategy (adopted February 2011) and the NPPF.

		Decision
Plan Number:	PL/18/4810/FA	P
Applicant:	Big Yellow Self Storage Company Ltd	
Proposal:	Demolition of existing office building (Use Class B1) and the erection of a 4-storey building comprising a self-storage facility (Use Class B8) together with vehicular	

Planning Committee - 24 July 2019

	access, service yard, parking, associated works and landscaping at ICM Ltd, River Court, 50 Oxford Road, New Denham, Denham, Buckinghamshire, UB9 4DN	
Notes: 1) A site visit was undertaken by Members		
Councillor B Gibbs proposed that the Officer's recommendation be approved which was seconded by Councillor M Lewis and agreed at a vote.		
RESOLVED		
That conditional permission be granted subject to the conditions and informative as set out in the report.		
		Decision
Plan Number:	PL/19/0254/VRC	Appeal to be defended
Applicant:	Mr & Mrs R Pomerence	
Proposal:	Variation of condition 16 of planning permission 17/01853/ FUL (Redevelopment of site to provide 8 detached dwellings with integral garages) to amend design of houses on plots 2 and 3 at Cut Heath House, Parsonage Lane, Farnham Common, Buckinghamshire, SL2 3PA	
Notes: 1) Officers advised the Committee that an appeal had been lodged against the Council's failure to determine the application within the statutory time period, and as such the application would be determined by the Planning Inspectorate. Therefore the Committee were asked to indicate what the decision of the Council would have been in the absence of an appeal being lodged. 2) The Planning Officer advised that the first line of the recommendation in the report should read 'Had the Council had the opportunity to consider the application, it would have refused it for the following reason.....' 3) The Planning Officer added a second recommendation to authorise the Head of Planning and Economic Development to defend the Council's position on appeal on the basis of the reasons in the first recommendation. 4) Speaking on behalf of the objectors, Mr Tristan Miles.		
Councillor J Jordan proposed that the Officer's recommendations be approved which was seconded by Councillor M Bezzant and agreed at a vote.		
RESOLVED that		
1) Had the Council had the opportunity to consider the application , it would have refused it for the following reason;- The NPPF supports the need for affordable housing to promote mixed and balanced communities. South Bucks District Council seeks to secure at least 40% of a development of this size to be provided in the form of units of affordable accommodation, unless it is clearly demonstrated that this is not economically viable. National and local policies require reduced rates of affordable housing based on financial viability to be clearly and robustly		

Planning Committee - 24 July 2019

demonstrated. In this instance, the application is not proposing any form of provision towards affordable housing. This lack of provision has not been robustly justified, and based upon the need to create mixed and balanced communities, and the need for affordable homes, it is clear that this lack of provision will result in harm. As such, the proposal would be contrary to the aims of section 5 of the NPPF, Core Policy 3 of the South Bucks District Local Development Framework Core Strategy (adopted February 2011) and the South Bucks District Affordable Housing SPD (adopted July 2013).

- 2) Authority be given to the Head of Planning and Economic Development to defend the Council's position at appeal on the basis of the reasons in the first recommendation.

		Decision
Plan Number:	PL/19/1496/FA	P
Applicant:	Mr McManus	
Proposal:	Change of use to 11 bedroom house in multiple occupation (HMO) (a sui generis use) and associated facilities. (Retrospective) at Apex House, Apex Works, Willow Avenue, New Denham, Buckinghamshire, UB9 4AF	

Notes:

- 1) A site visit was undertaken by Members
- 2) With regards to the enforcement notice, Members were advised that in the event planning permission is granted for the use of the premises as sought, the enforcement notice will no longer be enforceable. That said, section 180(3) continues that where a notice ceases to have effect after the grant of a planning permission, this shall not affect the liability of the any person for an offence in respect of a previous failure to comply or secure compliance with the notice.

Councillor J Jordan proposed that the Officer's recommendations be approved which was seconded by Councillor B Gibbs and agreed at a vote.

RESOLVED

That conditional permission be granted subject to the conditions and informative as set out in the report.

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

		Decision
Plan Number:	PL/19/0983/VRC	P
Applicant:	Mr D Fisher	
Proposal:	Variation of condition 2 of Planning Permission 17/01562/FUL (Redevelopment of site to provide a block containing 19 apartments with associated access, landscaping and hardstanding) to allow	

Planning Committee - 24 July 2019

	removal of bin store from the building and erection of an external bin store at 19 & 21 Bathurst Walk, Iver, Buckinghamshire, SL0 9DQ
<p>RESOLVED That conditional permission be granted subject to the conditions and informative as set out in the report.</p>	

(C) COMMITTEE OBSERVATION REQUIRED ON APPLICATIONS TO OTHER AUTHORITIES

None

(D) APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY

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

18. 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.

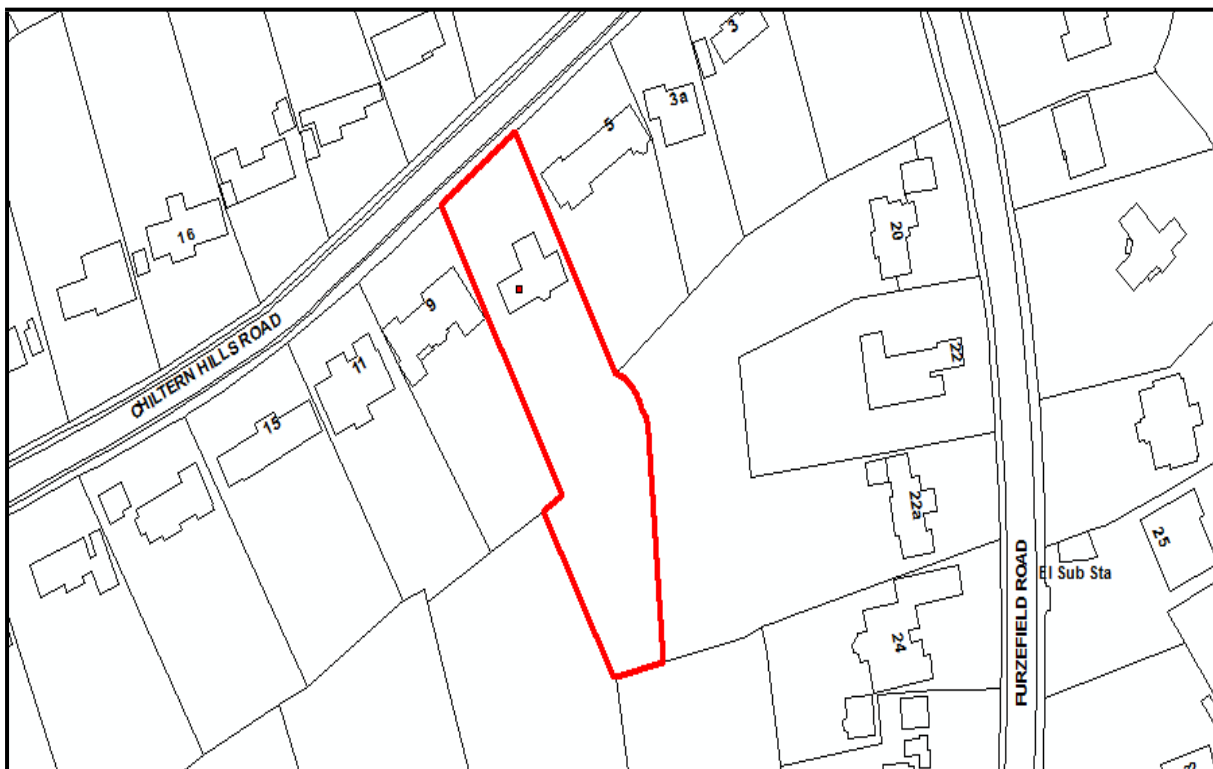
RESOLVED that the report be noted

The meeting terminated at 5.48 pm

PART A**South Bucks District Council
Planning Committee****Date of Meeting:** 21st August 2019 **Parish:** Beaconsfield Town Council

Reference No:	PL/19/0654/FA
Proposal:	Demolition of existing dwelling and erection of new dwelling with changes to vehicular access.
Location:	7 Chiltern Hills Road, Beaconsfield, Buckinghamshire, HP9 1PJ
Applicant:	Mr & Mrs S Fletcher
Agent:	Robert Clarke
Date Valid Appl Recd:	28th February 2019
Recommendation:	Conditional Permission
Case Officer:	Vicki Burdett

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



Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copying. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or Civil proceedings.

NOT TO SCALE

REASON FOR PLANNING COMMITTEE CONSIDERATION

The application will be attending the Planning Committee by virtue of receiving over 10 objection letters and the recommendation being approval.

Due to 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 relates to a detached bungalow located within Chiltern Hills Road, Beaconsfield. The property occupies a generously spacious plot which is characterised by mature soft landscaping. The application site is located within a Residential Area of Exceptional Character which is defined by under Local Plan Policy H10.

The property is subject to an area designated by a Tree Preservation Order; No. 19, 1995.

The site also lies within a Woodland Roads Settlement as defined in the Chiltern and South Bucks Townscape Character Study (2017) and is surrounded by residential development.

THE APPLICATION

The application proposes the demolition of the existing dwelling and the erection of a new dwelling with changes to the vehicular access.

The proposed dwelling would comprise of a larger two storey dwelling, with accommodation within the roof space and a basement. The proposed dwelling would be constructed approx. 18-19m from the front boundary, and would be approx. 1m forward of the existing front elevation of the bungalow. The dwelling would incorporate a single storey wrap around extension to the side and rear.

The proposed dwelling would have the following dimensions:

Maximum width – 18.5m

Minimum width - 16.6m

Maximum depth - 20.1m

Minimum depth - 17.5m

Eaves height - 5.4m

Ridge height - 8.7m

Height of single storey wrap-around extension (including roof lanterns) – 3.97m - 4.1m

The replacement dwelling would also incorporate the construction of a detached double garage, which would be sited approx. 3.2m from the front elevation of the dwelling and would have the following dimensions:

Width - 6.6m

Depth - 6.3m

Eaves height - 2.5m

Ridge height - 4m

The proposed replacement dwelling would incorporate a crown roof with a flat roofed rear dormer, front and side roof lights with a crown and flat roofed single storey wrap-around extension. The proposed detached garage would also include a crown roof.

The proposed replacement dwelling would be constructed of 'rural blend' facing brickwork with plain clay roof tiles (Markey burnt flame acme double camber).

The existing vehicular access from Chiltern Hills Road would be closed up with a new access and crossover proposed to the south-west.

RELEVANT PLANNING HISTORY

92/00782/OUT - Refused - access between 5 & 7, Chiltern Hills Road, land rear of nos. 20,,22,& 22a Furzefield road, 7, Chiltern Hills Road & 36, Burkes Road, erection of two detached dwellings and garages and construction of new vehicular access (outline application)

84/01038/APPLIC - Conditional Permission - Erection of a single garage and alterations

TOWN COUNCIL

Beaconsfield Town Council made the following comments (10th April 2019):

'No objection'.

REPRESENTATIONS

A total of 12 neighbouring properties have raised objections comments on the application, which are summarised as follows:

- Triple garage would run along the side of the property closest to our house
- Specifically in relation to the proposed height of the garage and in relation to the proposed projection for the garage
- We object to the height of the proposed triple garage
- Our objection takes into account recent planning precedents on our road, which have led to the establishment of low-level and subservient one-storey garages
- Previous applications were refused for double garages at Nos. 3A, 5 and 8 Chiltern Hills Road
- We would like the proposed garage at the site to be subject to the same considerations, in line with the precedents set by immediate neighbouring properties
- The triple garage will be located 5.5m from the front boundary

- We believe the proposed projection of the garage would make it unduly prominent and detrimental to the street scene, on the basis that it would project beyond the existing established building line on our side of the road
- A preferable solution would be to reduce the triple garage to be a double garage
- The dwelling has a clearly visible third storey with front-facing dormer windows, which are out of character with the road
- I request that the plans be modified so the road-facing part of the roof does not include dormer windows
- Proposed electric gates interfere with the open and prized character of Beaconsfield
- Is it within your gift to insist that the driveway is finished with Buckinghamshire Hoggin? another endearing characteristic of this town which deserves to be preserved
- Is it possible for you to require that the new owner shall live in this new house as their primary residence?
- The full height rectangular west elevation window looks into our utility room/kitchen at ground floor level, our ground floor sitting room and a first floor bedroom. Noted that obscure glazing notes added but this does not include the top part of this proposed window at roof level where there appears to be some form of other window.
- Working hours restricted to reflect and preserve quite nature of this residential street. Suggest 8am to 4pm Mondays to Fridays only. Nothing permitted at weekends and bank holidays.
- The road was resurfaced just over 2 years ago - so to protect the road surface wheel scrubbers at site entry point
- Are any details available of proposed screening to replace the existing substantial screening likely to be removed along west elevation?
- Overshadowing/overbearing
- Loss of privacy
- Should the development be allowed can it be stipulated that all construction vehicles must be parked on the site and not on the road or pavement as Chiltern hills Road is a narrow road

[OFFICER NOTE: The plans were subsequently amended to change the garage from triple to double, with a reduced projection and height. In addition to this, the front dormers have been removed and replaced with roof lights and the eaves height of the south west side elevation has been amended with the dwelling slightly re-positioned].

4 Additional letters was received from some of the same neighbouring properties following the submitted amended plans which are summarised as follows:

- Thank you to the applicant for amending the plans to take into account the concerns of neighbours. The revised garage plans and the replacement of the two front dormer windows with two roof lights mean the development is now sympathetic to the character of the road.
- Currently there is significant screening with conifer trees in the front garden area, the tree report and design and access statement confirms the screening will be replaced in the front garden but does not identify the tree types.
- This does feel appropriate given the woodland feel of the street and preference from residents to retain the current streetscape.

- There was a reasonable size cherry tree in the grass verge in front of the site which came down with the windows – could this be replaced?
- On the garage block there is a window fronting Chiltern Hills Road – Would it be more common to have a window on the south elevation?
- The latest application has increased the size of the proposal and extended the main rear two storey elevation beyond the current building line – this does have an overshadowing consequence.

CONSULTATIONS

South Bucks Building Control made the following comments -

'Further to your letter dated 19th March 2019 concerning the above application having studied the documentation on line I am able to confirm that the proposed design appears satisfactory with regard to the requirements for Fire Brigade Access. Disabled access and facilities appear adequate'.

The Districts Arboriculturist made the following comments –

The property is subject to an Area designated Tree Preservation Order known as no. 19, 1995. I have reviewed the submitted tree report and tree protection plan by Merewood Arboricultural Consultancy Services (18th February 2019). It is a fair description on the quality of trees on site especially in the front garden and I agree with the overall conclusion that it provides opportunities for new planting as part of an approved landscape scheme. I have no objection in arboricultural terms and if planning permission is granted I recommend condition ST14 (Tree Protection Plan) has already been submitted as part of the tree report so the condition needs rewording'.

The Districts Waste Team made the following comments –

'Provision of waste services in accordance with local service policies. Standard suite of containers for proposed dwelling - wheeled bin solution. Waste containers to be presented for collection at the property boundary on Chiltern Hills Road'.

The County Highway Authority made the following comments -

'The amended plans show a detached double garage to replace the intergraded triple garage proposed on the original plans. The plans also show a substantial driveway which would provide ample space for the parking of vehicles and manoeuvring to allow entry and egress from the site in a forward gear. Therefore the reduction in size of the garage will not result in a substantial reduction in parking area. The amended plans show no alteration to the proposed access from the original plans. The proposed vehicle access arrangement stops up the current access and creates a new access of approximately 3m in width, which I am satisfied would be suitable for a dwelling of this type. In accordance with guidance contained within Manual for Streets, visibility splays of 2.4m x 43m are required in both directions commensurate with a speed limit of 30mph. Having reviewed the submitted plans, I am satisfied that sufficient visibility splays can be achieved within the publicly maintained highway. Mindful of the above, I do not have any objections to this proposal subject to the same conditions and informative points imposed in any consent you may grant'.

The Districts Ecologist made the following comments –

'I have reviewed the ecological assessment reports produced by Cherryfield Ecology (July 2019) and am satisfied that the presence of protected species has been sufficiently assessed. If minded to approve, the development must be undertaken in accordance with the recommendations of the bat survey report, including obtaining a European Protected Species Mitigation Licence from Natural England and provision of artificial roost features. Details of a scheme of ecological enhancements shall be provided, to ensure a measurable net gain in biodiversity is achieved as a result of the development'.

POLICIES

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

South Bucks Core Strategy Development Plan Document - Adopted February 2011

South Bucks District Local Plan - Adopted March 1999 Consolidated September 2007 and February 2011: Saved Policies - EP3, EP4, EP5, H9, H10, TR5 and TR7.

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

Chiltern and South Bucks Townscape Character Study - 2017

EVALUATION

Principle of development

1. The application site is located within the built up area of Beaconsfield, wherein replacement dwellings are considered acceptable, subject to complying with all relevant Development Plan Policies.

Design/character & appearance

2. As aforementioned above, the site falls within a Residential Area of Exceptional Character as defined by in Local Plan Policy H10. This policy stipulates that normally the Council will not permit proposals involving the development of sites which do not reflect the prevailing density of the area, the conversion of single dwellings into flats or the introduction of backland development. In assessing proposals the Council will have particular regard to the plot size and frontage, which should be larger or similar in shape and size to that of the majority of others in the area of exceptional character, the siting of a dwelling should be consistent with the spacing and layout of dwellings in the vicinity, the majority of important features which are characteristic of the site or street scene should be retained i.e. trees, shrubs, hedges, walls, fences, verges, lack of kerbs and footways etc. and the design of the proposed dwelling should be of a high standard and compatible with the character and size of existing development in the vicinity of the site.

3. Policy EP3 of the South Bucks District Local Plan (1999) refers to the use, design and layout of development and 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.

4. The site falls within a Woodland Road Settlement as defined by in the Chiltern and South Bucks Townscape Character Study 2017. Woodland Roads are characterised by their landscape quality and high sensitivity due to the pattern of large plots, mature vegetation, and wooded townscape character. The townscape mainly comprises of large, detached houses which are set within large plots

and are typically set back well within their plots. It is noted that the existing bungalow is currently at odds with the character of the area, wherein most properties comprise of larger, two storey dwellings.

5. The proposed replacement dwelling would be sited in a similar position to the existing bungalow and whilst larger in size it would remain set well back from the site frontage and behind the building lines of the neighbouring dwellings on either side (Nos. 5 and 9). Within the street scene of Chiltern Hills Road, dwellings are predominantly large and detached which vary in architectural styles and materials, in addition to separations to side boundaries. However, all are consistent in regards to the building line and positioning with deep rear gardens. The proposed replacement dwelling is considered to integrate with the prevailing character of the area in regards to its positioning and footprint size.

6. The proposed replacement dwelling would retain gaps greater than 1m to the flank boundaries and its north east elevation would be set back from the boundary at two storey level to retain a sense of spaciousness around the dwelling which is a recognised characteristic within the street scene. Given its relationship to the neighbouring dwelling at No. 9 the increased depth of the west flank elevation would not be readily visible within the street scene. The east flank elevation would be more visible in parts, but would be broken up by the single storey elements of the dwelling and given its distance from the front boundary would not appear unduly prominent in the street scene. It is recognised that a crown roof would increase the overall bulk of the dwelling, however the use of crown roofs are evident within the locality, in addition to buildings of varying heights. As such, the proposed roof styles are not considered to be prominent or uncharacteristic within the street scene of Chiltern Hills Road.

7. Furthermore, material details have been submitted which comprise of 'Rural Blend' facing brickwork from 'Bespoke Brick Company' and 'Markey Burnt Flame Acme' plain clay roof tiles which are considered to harmonise with surrounding properties and would not appear prominent or obtrusive within the street scene of Chiltern Hills Road. Other buildings within the street scene vary in materials between render, facing brickwork and cladding wherein colours differ and as such, by virtue of the evident variation between materials in the street scene and the submitted materials being widely used in the locality, it is not considered that the resultant appearance would have an adverse effect on the Residential Area of Special Character.

8. The key characteristics of the Woodland Road typology within the street scene include the presence of soft landscaping adjacent to the highway and in front gardens wherein mature woodland and hedges are extremely important to the character of the area. Whilst it is acknowledged that the front proportion of the site would be altered, a significant amount of hedging and planting is proposed to match the existing, including infilling the existing front hedge with a mix of native species and the planting of silver birch, field maple and crab apple trees. Mixed shrub planting would also be included at the front of the dwellinghouse and around the driveway. Due to the variety of design within the street scene of Chiltern Hills Road, it is the special landscape character and woodland road designation that gives the road its Special Character rather than the specific building designs. In this case, the wooded townscape character would be retained by the use of replacement planting with the front proportion of the site remaining open, similar to other properties within the street scene.

9. As aforementioned, the proposed siting, design, size and positioning of the proposed garage has been amended to comprise of a detached double garage incorporating a crown roof, located approx. 3.2m from the front elevation of the proposed replacement dwelling. The proposed garage would only slightly project beyond the front elevation of the neighbouring dwelling to the north east (No. 5),

with a similar distance to others in the street scene. It is noted that the proposed double garage would be sited forward of the dwelling. However, this is a recognised feature with the street scene, with the front gardens of other dwellings containing garages. Overall it considered that the proposed garage is of a size that would continue to retain the spaciousness to the front of the dwelling and is not considered to appear at odds with the character of the street scene.

10. As noted, many residents have objected to the proposed application on the basis of design, and impact on the character and appearance of the area and Residential Area of Exceptional Character. The objections mainly related to the prominence of a detached triple garage and a three storey dwelling with front dormers. Amended plans have been received wherein as a result, the front dormers have been omitted and the proposed garage has been reduced in size to comprise of a double garage. These changes are considered to satisfy the main objections raised from residents in Chiltern Hills Road.

11. In addition, concerns have been raised over the installation of an electrical front gate. For clarification, the proposed access from Chiltern Hills Road would be open with no presence of a gate.

12. When viewed from the street scene, the proposed replacement dwelling is considered to integrate acceptably with surrounding properties and not detrimentally harm the character and appearance of the Residential Area of Exceptional Character or the wider locality. Therefore, the scale and siting of the development is considered to be acceptable against Local Plan Policies EP3 and H11.

Residential amenity

13. Local Plan Policy H11(b) refers to the protection of amenities throughout the District and emphasises that the development would not adversely affect the amenities of any adjacent properties for example through overlooking, overdominance, obtrusiveness and loss of daylight. The Council will consider the effect of proposals on the amenities of dwellings and their gardens. In considering the impact on a dwelling the Council will pay particular attention to the impact on the primary windows of habitable rooms and kitchens.

14. The application site is flanked to both sides by two detached dwellings; No. 5 and No. 9 Chiltern Hills Road. The proposed replacement dwelling would retain a gap of approx. 2.6m to the north-east flank elevation of the single storey element and 3m to the south-west flank elevation. The proposed replacement dwelling would extend past the rear elevation of both neighbouring properties, but in accordance with Local Plan Policy EP5, would not breach the 25, 45 or 60 degree light rule.

15. In comparison to the existing bungalow on site, the proposed replacement dwelling would provide a different outlook for neighbouring properties by virtue of the new dwelling comprising two storeys. However, a gap of 6.6m would be retained between the the two storey element of the replacement dwelling to the north east flank boundary adjoining No. 5, wherein the neighbouring dwelling is sited a further 3.5m - 6m away. All proposed windows at first-floor level and above within the north-east flank elevation would be obscurely glazed to prevent any direct overlooking or loss of privacy to No. 5, and by virtue of the broken up roof heights and single storey sections, it is not considered that the replacement dwelling would appear overbearing when viewed from No. 5.

16. In regards to No. 9, a gap of 3m would be retained from the south-west flank elevation to the flank boundary wherein the neighbouring dwelling is sited approx. 1m to 2.4m away. Similarly, the proposed fenestration within the south-west flank elevation would also be obscurely glazed to prevent any direct overlooking into habitable rooms of No. 9. It is considered necessary to impose a condition for these windows within the flank elevations to remain obscurely glazed and non-opening unless installed above 1.7m of the floor level. It is acknowledged that the resultant dwelling would project beyond the rear elevation of No. 9 by approx. 6m wherein 3.7m of this rear projection would be single storey. The resultant projection is not considered to be overbearing or obtrusive by virtue of the distances retained in between the buildings and existing screening.

17. The proposed rear dormer window would provide views of the applicants own garden, and due to its positioning within the rear roof slope, would provide an outwards view which would not directly overlook any private amenity areas within the garden spaces of neighbouring properties.

18. Overall, due to the significant distances in between the proposed replacement dwelling and neighbouring properties it is considered that the proposed development is unlikely to cause any significant harm to the amenities of neighbouring occupiers. It is considered that there would be very little impact in terms of overshadowing, outlook and daylight on neighbouring properties. Subsequently, the proposal is considered to comply with Local Plan Policies EP3, EP5 and H11.

Parking/Highway implications

19. The County Highway Authority have raised no objections to the development subject to the inclusion of two conditions and informatives. In regards to parking provision, the proposed replacement dwelling would benefit from a detached double garage and large driveway. Local Plan Policy TR7, appendix 6 provides the parking requirements for new dwellings. This policy states that for a dwelling of 4 or more bedrooms, 3 car parking spaces should be provided. It is considered that the proposed driveway and garage is able to accommodate this level of parking. The proposed development would be in accordance with this policy and would have a sufficient amount of parking. As such, the proposed scheme would not have any parking or highway implications.

Other matters

20. The Councils Arboriculturist has assessed the proposals and considered that it is acceptable from a tree point of view. A condition shall be included to ensure the works are carried out in accordance with the submitted Tree Protection Plan.

21. The County Highway Authority do not raise any objections, and subject to appropriate conditions, considers the proposed development acceptable.

22. The Districts Waste Team and Building Control have raised no objections.

23. The County Ecologist has raised no objections subject to condition.

Working with the applicant

24. 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.

25. 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 were submitted during the course of the application which were sufficient to overcome concerns raised by officers.

26. 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 exterior of the development hereby permitted shall only be constructed in the materials specified on the plans hereby approved or in materials which shall previously have been approved in writing by the Local Planning Authority.

Reason : To ensure that the external appearance of the development is not detrimental to the character of the locality. (Policies EP3 and H11 of the South Bucks District Local Plan (adopted March 1999) refer.)

3. Before the first occupation of the dwelling hereby permitted, the windows and roof lights at first-floor level and above within the flank elevations and roof slopes shall be fitted with obscured glazing and any part of the window(s) that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening. The window shall be permanently retained in that condition thereafter unless agreed in writing by the Local Planning Authority.

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

4. No further windows shall be inserted at or above first floor level in the flank elevations of the dwelling hereby permitted.

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

5. The roof area of the single storey side and rear extension 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.) Prior to the occupation of the development the new access to 7 Chiltern Hills Road shall be designed/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. (Policy TR5 of the South Bucks District Local Plan (adopted March 1999) refers).

6. Prior to the occupation of the development the existing access onto Chiltern Hills Road shall be permanently closed and stopped up in accordance with, details to be submitted and approved in writing by the Local Planning Authority. For the avoidance of doubt the applicants will be required to enter into a S184 Agreement with the Highway Authority in order to comply with the requirements of this condition.

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

7. Prior to the commencement of works the erection of protective fencing for trees and other vegetation as shown in submitted Tree Protection Plan is to be implemented prior to the commencement of all works, including demolition of any buildings on site. All protective fencing erected to protect existing trees and other vegetation prior to demolition and during construction shall conform to British Standard 5837:2012 'Trees in relation to design, demolition and construction' as outlined on submitted Tree Protection Plan and shall consist of a vertical and horizontal scaffold framework, well braced to resist impacts, with vertical tubes spaced at a maximum interval of 3m. Onto this, weldmesh panels shall be securely fixed with wire or scaffold clamps. The fencing shall be retained and maintained until all building, engineering or other operations have been completed. No work shall be carried out or materials stored within the fenced area without the prior written consent of the District Planning Authority.

Reason: To ensure that the crowns, boles and root systems of the shrubs, trees and hedgerows are not damaged during the period of construction and in the long term interests of local amenities. (Policies EP3 and EP4 of the South Bucks District Local Plan (adopted March 1999) refer.)

8. The development shall be undertaken in accordance with the recommendations provided within the Bat Survey Report produced by Cherryfield Ecology (July 2019). No works of site

clearance, demolition or construction shall take place until a European Protected Species Mitigation Licence has been granted by Natural England. A copy of the licence is to be provided to the Local Planning Authority.

Reason: To comply with the requirements of The Conservation of Habitats and Species Regulations 2017 and to protect species of conservation concern.

9. Prior to occupation of the development hereby approved, a scheme of ecological enhancements shall be submitted to, and approved in writing by, the Local Planning Authority to ensure a measurable net gain in biodiversity will be achieved. The scheme will include details of new landscape planting of known benefit to wildlife and provision of artificial roost features, including bird and bat boxes, hedgehog domes and other features.

Reason: In the interests of improving biodiversity in accordance with NPPF and Core Policy 9: Natural Environment of the South Buckinghamshire Core Strategy and to ensure the survival of protected and notable species protected by legislation that may otherwise be affected by the development.

10. This permission relates to the details shown on the approved plans as listed below:

.....

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

**PART D
PLANNING COMMITTEE 21 AUGUST 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/18/2916/FA	Beaconsfield Town Council	Mr Ramandeep Singh Sohal C/o Mr Gurdev	68 Wattleton Road Beaconsfield Buckinghamshire HP9 1RY	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.	Conditional Permission	07.08.19
PL/19/0559/SA	Beaconsfield Town Council	Mrs Joy Sheller C/o Mr Peter Goodman	105 Maxwell Road Beaconsfield Buckinghamshire HP9 1RF	Application for certificate of lawfulness for proposed: Vehicular access.	Cert of law proposed dev or use issued	02.08.19
PL/19/1285/FA	Beaconsfield Town Council	C/o Mr Zeki Nejat	Prezzo 12 - 14 Station Road Beaconsfield Buckinghamshire HP9 1QR	Formation of pavement seating area and installation of wall lights	Conditional Permission	12.07.19
PL/19/1399/FA	Beaconsfield Town Council	Mr S Dad C/o Mr Michael Reed	4 Waller Road Beaconsfield Buckinghamshire HP9 2HE	Demolition of existing garage, single storey side/rear extensions. Loft conversion incorporating rear dormers, new porch roof and replacement windows. Widening of existing vehicular access, associated landscaping and a new boundary fence.	Conditional Permission	11.07.19

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

**PART D
PLANNING COMMITTEE 21 AUGUST 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/1671/FA	Beaconsfield Town Council	Mrs Tammy Brandon C/o Miss Hannah Grinsted	92 Holtspur Top Lane Holtspur Beaconsfield Buckinghamshire HP9 1BW	Two storey front, first floor rear, front porch extensions including front juliet balcony, part loft conversion incorporating front roof lights, rear dormer. Construction of new vehicular access and gates.	Conditional Permission	07.08.19
PL/19/1723/SA	Beaconsfield Town Council	Mr Karun Chandhok C/o Mr Hannes du Plessis	66A Holtspur Top Lane Holtspur Beaconsfield Buckinghamshire HP9 1DT	Single storey rear extension	Cert of law for proposed dev/use refused	12.07.19
PL/19/1754/VR C	Beaconsfield Town Council	Mr R Dalley C/o Mrs Christine Cheesmur	Mayfield 53 Tilsworth Road Beaconsfield Buckinghamshire HP9 1TP	Variation of condition 2 of planning permission 17/01885/FUL (Front porch, two front dormers and part first-floor, part two storey front/side/rear extension incorporating a first floor rear Juliet balcony) to allow elevation changes - reduce roof height, adjustment to gables at rear and align windows	Conditional Permission	16.07.19
PL/19/1781/FA	Beaconsfield Town Council	Mrs Emma Harrington C/o Mr Jonathan Highway	Drymen 18 Ellwood Road Beaconsfield Buckinghamshire HP9 1EN	Single storey rear extension and new patio.	Conditional Permission	17.07.19

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

**PART D
PLANNING COMMITTEE 21 AUGUST 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/1783/TP	Beaconsfield Town Council	Mr Hugo Simpson C/o Mr Glen Harding	Bannatyne 21 Furzefield Road Beaconsfield Buckinghamshire HP9 1PG	G1- mixed cypress and Thuja - reduce height to 5m.	Conditional Permission	18.07.19
PL/19/1784/TP	Beaconsfield Town Council	Zafiro Homes C/o Mr Glen Harding	19 & 21 Furzefield Road Beaconsfield Buckinghamshire HP9 1PG	T1 Oak - Crown lift, prune and remove deadwood, T2 Oak - Prune. (SBDC TPO 16, 1995)	Trees Allowed In Part	18.07.19
PL/19/1796/TP	Beaconsfield Town Council	Mr Paul Gudge	Davenies School Station Road Beaconsfield Buckinghamshire HP9 1AA	Sycamore - Fell. (SBDC TPO 13, 1995).	Conditional Permission	18.07.19
PL/19/1820/TP	Beaconsfield Town Council	Mrs Jo Stapleton C/o Mr Gary Herridge	14 Chiltern Hills Road Beaconsfield Buckinghamshire HP9 1PJ	T1 (group) of 3 x beech, 1 x sycamore, 1 x oak - reduce regrowth, T4 poplar - fell, T5 poplar - fell (SBDC TPO No. 15, 1995).	Conditional Permission	29.07.19

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

**PART D
PLANNING COMMITTEE 21 AUGUST 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/1827/FA	Beaconsfield Town Council	Mr Neil Blackman C/o Mr Paul Swart	Beaconsfield High School Wattleton Road Beaconsfield Buckinghamshire HP9 1RR	First floor extension over existing to create sixth form study	Conditional Permission	18.07.19
PL/19/1849/FA	Beaconsfield Town Council	Mr & Mrs C Collis C/o Mr Matthew Trotter	28 Copperfields Beaconsfield Buckinghamshire HP9 2NT	First floor side extension	Conditional Permission	24.07.19
PL/19/1850/FA	Beaconsfield Town Council	Mr & Mrs Shanmuganathan C/o Mr James Kestell-Cornish	Swallows Meet 11 Sandelswood End Beaconsfield Buckinghamshire HP9 2NW	Part single/part two storey rear extension, single storey front and side extensions, porch, alterations to windows and doors.	Conditional Permission	26.07.19
PL/19/1858/FA	Beaconsfield Town Council	Mr & Mrs J Gray C/o Mr Robert Clarke	Bradgate Longbottom Lane Beaconsfield Buckinghamshire HP9 2UQ	Erection of a side extension to the existing garage and three rear facing dormer windows (amendment to planning approval PL/18/4408/FA).	Conditional Permission	25.07.19

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

**PART D
PLANNING COMMITTEE 21 AUGUST 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/1870/FA	Beaconsfield Town Council	Mr Attal C/o Mr Jhonny Nunes Silva	27 North Drive Holtspur Beaconsfield Buckinghamshire HP9 1TZ	Part two storey/part single storey side/rear extension with roof lantern, loft conversion with 3 rear dormers and 3 front roof lights (Renewal of Planning Permission 16/01026//FUL)	Conditional Permission	26.07.19
PL/19/1899/FA	Beaconsfield Town Council	Mrs Baxter C/o Mr Mark Biddiss	115 Wattleton Road Beaconsfield Buckinghamshire HP9 1RW	Single storey rear extension and alterations to fenestration	Conditional Permission	07.08.19
PL/19/1934/FA	Beaconsfield Town Council	Mr & Mrs Church C/o Mr Paul Lugard	7 Ledborough Wood Beaconsfield Buckinghamshire HP9 2DJ	Single storey rear extension, alterations to existing rear facing first floor window opening with addition of a Juliet balcony, additional windows and changes to side elevations.	Conditional Permission	31.07.19
PL/19/1940/TP	Beaconsfield Town Council	Mrs McDonagh	3 Ellwood Road Beaconsfield Buckinghamshire HP9 1EN	17/01504 cherry - removal / reduction of overhanging branch (SBDC TPO 20, 1995).	Conditional Permission	30.07.19
PL/19/1941/TP	Beaconsfield Town Council	Mrs McDonagh	Westerings 5 Ellwood Road Beaconsfield Buckinghamshire HP9 1EN	Cherry x 2 - fell. (SBDC TPO 20, 1995).	Conditional Permission	30.07.19

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

**PART D
PLANNING COMMITTEE 21 AUGUST 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/1950/VR C	Beaconsfield Town Council	Mr Robin Lomas	22A London End Beaconsfield Buckinghamshire HP9 2JH	Variation of condition 15 of planning permission 17/02397/FUL (Construction of 3 terraced houses with associated parking) to allow for the addition of front porch canopies.	Conditional Permission	01.08.19
PL/19/1977/PN E	Beaconsfield Town Council	Mr Peter Yiacoumi C/o Mr Samuel Rodger	153 Cherry Tree Road Beaconsfield Buckinghamshire HP9 1BD	Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A4 for a single storey rear extension (Dimensions D5.00m, MH 3.60m, EH 3.00m)	Prior Approval Given	16.07.19
PL/19/1992/TP	Beaconsfield Town Council	Mr Murray C/o Mr Tom Hunnings	73 Gregories Road Beaconsfield Buckinghamshire HP9 1HL	T1 Copper Beech - Reduce Height by 3.75m and Lateral Branches by 2m, T2 Hornbeam - 4.25m Crown Reduction, T3 Sycamore - Reduce Height by 2.75m and Lateral Branches by 2m, T4 Hornbeam x 3 - Reduce Height by 2.75m and Lateral Branches by 2m, T6 Cherry - Fell, T8 Red Maple - Crown Reduction by 1.75m. (Tree Preservation Order).	Refuse Permission	07.08.19
PL/19/1999/TP	Beaconsfield Town Council	Mr Ashby C/o Mr Tom Hunnings	Little Beeches 35A Woodside Road Beaconsfield Buckinghamshire HP9 1JW	T1 Oak - Reduce lateral branches by 1.75-2m, T2 Beech - Prune back lateral growth towards house by 1.5m, T3 Beech x 2 - Prune back lateral growth by 1.5m. (SBDC TPO 37, 2001).	Trees Allowed In Part	06.08.19

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

**PART D
PLANNING COMMITTEE 21 AUGUST 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/2042/SA	Beaconsfield Town Council	Mrs Helen Vaughan	36 Garvin Avenue Beaconsfield Buckinghamshire HP9 1RB	Certificate of Lawfulness for proposed vehicular access and hardstanding	Cert of law proposed dev or use issued	06.08.19
PL/19/2188/ADJ	Beaconsfield Town Council	C/o Ms Lucy Wenzel	1 Disraeli Park Knotty Green Buckinghamshire HP9 2QE	Consultation from Chiltern District Council regarding variation of conditions 2 and 10 of planning permission CH/2018/0291/VRC (Variation of condition 10 of planning permission CH/2017/1885/FA [Replacement two storey detached dwelling with a detached double garage plus alterations to the access and the erection of replacement entrance gates]) to allow for changes to windows, removal of chimneys, increase in width of front gable, the addition of 10 solar panels and changes to materials (reference no PL/19/2075/VRC)	No Objections	18.07.19
PL/19/2210/TP	Beaconsfield Town Council	Mr R Ashby C/o Mr Tom Hunnings	Little Beeches 35A Woodside Road Beaconsfield Buckinghamshire HP9 1JW	Crown reduction and pruning of lateral growth of an oak, pruning of lateral growth of 3 beeches - all protected by a Tree Preservation Order	Withdrawn	30.07.19

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

**PART D
PLANNING COMMITTEE 21 AUGUST 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
17/01925/FUL	Burnham Parish Council	Mr G Connors C/o WS Planning & Architecture	Land South Of Old Rectory, Hitcham Lane & West Side Of Hitcham Road Burnham Buckinghamshire	Change of use of land from agricultural to equestrian and construction of stable, feed store, tack room and yard with parking area and relocation of vehicular access.	Conditional Permission	06.08.19
PL/18/4040/SA	Burnham Parish Council	Mr & Mrs R Allen C/o Mr P Mackrory	Elm Cottage Farnham Lane Burnham Buckinghamshire SL2 3SE	Certificate of lawfulness for proposed detached building with swimming pool, gymnasium and games room.	Withdrawn	23.07.19
PL/19/1321/FA	Burnham Parish Council	Mr Vinay Saini C/o Miss Ogunsanya	33 St Peters Close Burnham Buckinghamshire SL1 7HS	Part single/part two storey front/side extensions and driveway alterations.	Conditional Permission	12.07.19
PL/19/1663/FA	Burnham Parish Council	Mr & Mrs White C/o Mr Marius Coste	18 Conway Road Burnham Buckinghamshire SL6 0LD	Demolition of existing garage, part two storey/part single storey side and first floor rear extensions.	Conditional Permission	29.07.19

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

**PART D
PLANNING COMMITTEE 21 AUGUST 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/1752/FA	Burnham Parish Council	Mr Dylan Featherstone C/o Mr Nick Glendinning	Burnham Grammar School Hogfair Lane Burnham Buckinghamshire SL1 7HG	Relocation of a temporary portacabin double classroom block for 3 years.	Conditional Permission	24.07.19
PL/19/1776/TP	Burnham Parish Council	Mr Mandeep Chahal	717 Bath Road Burnham Buckinghamshire SL6 0PB	Oak - Crown Reduction. (SBDC TPO No 14, 2009).	Refuse Permission	06.08.19
PL/19/1778/FA	Burnham Parish Council	Miss Amber Pickering C/o Mr Nathan Turner	2 Redwood Burnham Buckinghamshire SL1 8JN	Conversion of existing garage into habitable accommodation with a single storey extension linking to the house.	Conditional Permission	17.07.19
PL/19/1786/FA	Burnham Parish Council	Mr Jamie Pritchett C/o Mr Alberto Ochoa	10 Tockley Road Burnham Buckinghamshire SL1 7DH	Single storey rear extension	Conditional Permission	17.07.19
PL/19/1867/FA	Burnham Parish Council	Miss A Palmer C/o Mr M Brand	664 Bath Road Burnham Buckinghamshire SL6 0NZ	Single storey rear extension, new side roof light in existing roof and conversion of garage into gym.	Conditional Permission	24.07.19

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

**PART D
PLANNING COMMITTEE 21 AUGUST 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/1902/PN AD	Burnham Parish Council	Mr Mike Lowe C/o Mrs Jan Molyneux	The Dutch Barn Leys Farm Thompkins Lane Farnham Royal Buckinghamshire SL2 3TD	Prior approval for conversion of barn into dwelling	Prior Approval Refused	30.07.19
PL/19/1910/FA	Burnham Parish Council	Mrs Susan Butterfield C/o Mr Shorne Tilbey	23 Hag Hill Rise Burnham Buckinghamshire SL6 0LS	Single storey rear/side extension with roof lanterns.	Conditional Permission	30.07.19
PL/19/1944/FA	Burnham Parish Council	Miss Kalvinder Gill C/o Mr Rez Shafaei	55 Conway Road Burnham Buckinghamshire SL6 0LB	Double storey side extension following demolition of the existing side garage, ground floor side infill extension, front porch extension, and associated internal alterations.	Conditional Permission	01.08.19
PL/19/1952/TP	Burnham Parish Council	Jo Gavin C/o Mr Will Jones	Burnham Lodge Parliament Lane Taplow Buckinghamshire SL1 8NU	T1 oak - crown reduction and reshaping (TPO 1999/43).	Conditional Permission	07.08.19
PL/19/1982/FA	Burnham Parish Council	Mrs Jo Stokes C/o Robert Hillier	145 Lent Rise Road Burnham Buckinghamshire SL1 7BN	Two storey rear and single storey front extension and additional windows and door to side elevations	Conditional Permission	05.08.19

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

**PART D
PLANNING COMMITTEE 21 AUGUST 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/2228/AG N	Burnham Parish Council	Mr Jim Lodge C/o Mr Robert Hillier	Window Flowers Grove Road Burnham Buckinghamshire SL1 8DT	Notification of agricultural or forestry development under Schedule 2, Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015 for a proposed road	No Objections	25.07.19
PL/18/4810/FA	Denham Parish Council	Big Yellow Self Storage Company Ltd C/o Miss Emma Penson	ICM Ltd River Court 50 Oxford Road New Denham Denham Buckinghamshire UB9 4DN	Demolition of existing office building (Use Class B1) and the erection of a 4-storey building comprising a self storage facility (Use Class B8) together with vehicular access, service yard, parking, associated works and landscaping.	Conditional Permission	26.07.19
PL/19/1222/FA	Denham Parish Council	Mr M Hear C/o Mr S Saxena	Denmead Old Mill Road Denham Buckinghamshire UB9 5AW	Single storey rear/side extension.	Refuse Permission	11.07.19
PL/19/1320/FA	Denham Parish Council	Mr P Jeffery C/o Ms Nicola Thornton	Denham Manor Nursing Home Halings Lane Denham Green Buckinghamshire UB9 5DQ	Erection of 2 no. four bed chalet style units to provide ancillary staff accommodation for the main use of the site as a Care Home.	Refuse Permission	24.07.19

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

**PART D
PLANNING COMMITTEE 21 AUGUST 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/1496/FA	Denham Parish Council	Mr McManus C/o Mr Nick Kirby	Apex House Apex Works Willow Avenue New Denham Buckinghamshire UB9 4AF	Change of use to 11 bedroom house in multiple occupation (HMO) (a sui generis use) and associated facilities. (Retrospective)	Conditional Permission	25.07.19
PL/19/1690/FA	Denham Parish Council	Ruth Andrianou and Peter Henshall C/o Mr George Martin	Land Adjacent To 10 Sheepecote Gardens Denham Green Buckinghamshire UB9 5LJ	Detached dwelling and car-port, refuse and cycle stores, formation of vehicular access and hardstanding and 2.2 meter high fence and 1.2meter sliding metal gate.	Conditional Permission	18.07.19
PL/19/1727/FA	Denham Parish Council	Mr Andrew Nurse C/o Mr David Webb	17 Southlands Road Denham Buckinghamshire UB9 4HD	Part single storey side extension and part two storey side extension	Conditional Permission	15.07.19
PL/19/1728/FA	Denham Parish Council	Mr Gaurav Soin C/o Mr Pravin Raheja	Maya Tandoori Restaurant 74 Oxford Road New Denham Denham Buckinghamshire UB9 4DN	Single storey covered canopy at rear and associated alterations to the rear façade of the listed building	Conditional Permission	15.07.19

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

**PART D
PLANNING COMMITTEE 21 AUGUST 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/1730/FA	Denham Parish Council	Mr Simon Matthews	31 Newtown Road New Denham Buckinghamshire UB9 4BE	Vehicular access	Conditional Permission	15.07.19
PL/19/1822/FA	Denham Parish Council	Mr & Mrs C and C King C/o Mrs Sevda Kucuk	37 Green Tiles Lane Denham Green Denham Buckinghamshire UB9 5HU	Two storey side extension, single storey front and rear extensions and vehicular access.	Conditional Permission	23.07.19
PL/19/1841/HB	Denham Parish Council	Mr Gaurav Soin C/o Mr Pravin Raheja	Maya Tandoori Restaurant 74 Oxford Road New Denham Denham Buckinghamshire UB9 4DN	Listed building consent for single storey covered canopy at the rear.	Conditional consent	24.07.19
PL/19/1868/FA	Denham Parish Council	Mrs Heather Hughes C/o Miss Rebecca Hughes	Land To The Rear Of White Gable Ashmead Lane Denham Buckinghamshire UB9 5BB	Erection of detached dwelling with formation of vehicular access from Cheapside Lane	Refuse Permission	01.08.19

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

**PART D
PLANNING COMMITTEE 21 AUGUST 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/1896/FA	Denham Parish Council	Mr Mohamed Haque C/o Mr Ronald Cardy	1 - 2 The Broadway East North Orbital Road Denham Green Buckinghamshire UB9 5HB	Conversion of existing flats into 6 flats, incorporating alterations and extension to roof. Four storey rear extension to provide three apartments. Provision of refuse storage, car parking and associate vehicular access arrangements Erection of 4 storey block to rear, roof extension to and conversion of existing flats to provide an additional 7 residential units with parking.	Withdrawn	07.08.19
PL/19/1904/VR C	Denham Parish Council	Mr Neal Khanna C/o Mr Hamish Gledhill	De Vere Venues Denham Grove Tilehouse Lane Denham Buckinghamshire UB9 5DU	Variation of Condition 2 of planning permission 17/02027/FUL (Entrance roadside gates, canopy to main entrance, alterations to existing car parking and associated landscaping) to allow amended layout of parking area	Conditional Permission	31.07.19
PL/19/2018/KA	Denham Parish Council	Mr Dexter Brown C/o Mr Marc Wastle	St Marys Church Village Road Denham Buckinghamshire UB9 5BH	T5, T6, T7, T10, T12, T13, T14, T16 Lime - Removal of Basal Growth, T9 Lime - Fell, Removal of self-set trees within T11. (Conservation Area).	TPO shall not be made	29.07.19

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

**PART D
PLANNING COMMITTEE 21 AUGUST 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/2039/TP	Denham Parish Council	Mr Mark Payne C/o Mr Tim Wise	Robert Bosch Ltd Broadwater Park North Orbital Road Denham Green Buckinghamshire UB9 5HJ	T1 plane - branch clearance by 1-2m from generator and pipe work: T4 mixed trees - crown lift above driveway and 2-3m branch clearance from building: G5 - remove 3 x dead or unstable trees - all protected by a Tree Preservation Order.	Conditional Permission	07.08.19
PL/19/2265/PNE	Denham Parish Council	Sameh Ayoub C/o Mr Mark Simm	Winford 16 Denham Green Close Denham Buckinghamshire UB9 5NB	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 rear wall 6m, maximum height 3.5m, eaves height 3m)	Withdrawn	07.08.19
PL/19/1259/FA	Dorney Parish Council	Mr Charles Dean C/o Mr Peter Biggs	Tirra Lirra 20 Dorney Reach Road Dorney Buckinghamshire SL6 0DX	Erection of single storey front and part single storey/part two storey side extensions. Alterations to roof. Rear balcony and additional rear dormer window. Construction of front boundary wall/gates	Conditional Permission	11.07.19
PL/19/1625/FA	Farnham Royal Parish Council	Mr D Parsons & Ms C Hawkes C/o Mr Mathew Cronin	Rose Cottage 10 Frensham Walk Farnham Common Buckinghamshire SL2 3QF	Part single and part two storey rear extension with roof lanterns and roof light, spiral wine cellar	Conditional Permission	23.07.19

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

**PART D
PLANNING COMMITTEE 21 AUGUST 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/1642/FA	Farnham Royal Parish Council	Mr Sharma C/o Mr Young	Tara Church Road Farnham Royal Buckinghamshire SL2 3AW	First floor rear extension incorporating side Juliet balcony.	Conditional Permission	31.07.19
PL/19/1758/FA	Farnham Royal Parish Council	Mr & Mrs Quan & Palmer C/o Ms Anj Johnson	54 Mayflower Way Farnham Common Buckinghamshire SL2 3UB	Demolition of existing chimney and conservatory, first floor side and extension to existing loft conversion with 1 new window to side and 2 additional skylights to main roof, single storey rear extension, new canopy to front porch and installation of flue.	Conditional Permission	16.07.19
PL/19/1772/FA	Farnham Royal Parish Council	Mr Pavandeep Purewal C/o Mr Anil Hallan	3 Rectory Close Farnham Royal Buckinghamshire SL2 3BG	Demolition of existing garage and conservatory and erection of a single storey rear/part side extension.	Conditional Permission	17.07.19
PL/19/1779/FA	Farnham Royal Parish Council	Mr Sukhwinder Aujla C/o Mr Kuldip Sira	Briar Bank 102 Blackpond Lane Farnham Royal Buckinghamshire SL2 3EG	Part single storey, part two storey front, side and rear extension incorporating a dormer window to front elevation.	Conditional Permission	25.07.19

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

**PART D
PLANNING COMMITTEE 21 AUGUST 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/1805/SA	Farnham Royal Parish Council	Mr & Mrs Kumar C/o Mrs Alexandra Hull	Park Wood Egypt Lane Farnham Common Buckinghamshire SL2 3LF	Certificate of Lawfulness for proposed garage conversion, single storey side, single storey rear and porch extension, loft conversion, erection of new detached garage, external refurbishment	Cert of law proposed dev or use issued	25.07.19
PL/19/1824/TP	Farnham Royal Parish Council	Mrs Eleanor Cloran C/o Mrs Goldrick	Balmacara The Avenue Farnham Common Buckinghamshire SL2 3JX	T1 eucalyptus - crown reduction by 1.5m (SBDC TPO 34, 2008).	Conditional Permission	29.07.19
PL/19/1826/TP	Farnham Royal Parish Council	Mr Davey C/o Miss Helen Taylor	55 Ingleglen Farnham Common Buckinghamshire SL2 3QB	T1 willow - repollard (TPO SBDC 3, 1991).	Conditional Permission	29.07.19
PL/19/1838/FA	Farnham Royal Parish Council	Mr Manjit Gill C/o Ms Nicola Broderick	Shergill Cottage One Pin Lane Farnham Common Buckinghamshire SL2 3QS	Single storey outbuilding	Conditional Permission	23.07.19
PL/19/1878/TP	Farnham Royal Parish Council	Mr L Thomas C/o Mr Paul Morris	12 Grange Gardens Farnham Common Buckinghamshire SL2 3HL	T1 cypress - reduce by 5m and reshape, T2 cherry - fell (SBDC TPO 12, 1950).	Conditional Permission	29.07.19

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

**PART D
PLANNING COMMITTEE 21 AUGUST 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/1958/TP	Farnham Royal Parish Council	Mrs Sarah Kelly	Lane End Christmas Lane Farnham Common Buckinghamshire SL2 3JF	T4 walnut - crown reduction by 2-3m (TPO no. 32 of 1996).	Refuse Permission	30.07.19
PL/19/1970/PNE	Farnham Royal Parish Council	Mr and Mrs Rachowiecka C/o Mr Sam Dodd	Dukes Mead 119 Blackpond Lane Farnham Royal Buckinghamshire SL2 3EG	Notification of proposed single storey rear extension; depth extending from the original rear wall of 5.58 metres, a maximum height of 2.3 metres and a maximum eaves height of 2.3 metres.	Prior Approval Not Required	18.07.19
PL/19/1975/FA	Farnham Royal Parish Council	Mr Shiv Samara C/o Mr Singh	Samara Woods 9 Foxhollow Drive Farnham Common Buckinghamshire SL2 3HB	Two storey side, front, rear extension, single garage/carport extension and roof lights to front and side elevations.	Conditional Permission	05.08.19
PL/19/1986/DE	Farnham Royal Parish Council	Mr Mark Fiander C/o Mr Oliver Brown	Springdale Collinswood Road Farnham Common Buckinghamshire SL2 3LJ	Application for reserved matters following outline planning permission PL/19/0016/OA (Outline application for erection of one 4 bedroom house and new vehicle access) for appearance and scale.	Conditional approval	05.08.19

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

**PART D
PLANNING COMMITTEE 21 AUGUST 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/2209/AG N	Farnham Royal Parish Council	Mr Matthew Campbell C/o Mr John Hunt	Crown Lane Nursery Crown Lane Farnham Royal Buckinghamshire SL2 3SF	Notification of agricultural or forestry development under Schedule 2, Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015 for a steel portal frame agricultural building to be used as nursery barn.	No Objections	22.07.19
PL/18/4853/FA	Fulmer Parish Council	Mr Rafik Otmani C/o Mr Rafik Otmani	West Hill Fulmer Rise Fulmer Common Road Fulmer Buckinghamshire SL3 6JL	Demolition of existing dwelling, garage/annex and erection of new dwelling and garage/annex.	Conditional Permission	19.07.19
PL/19/0698/FA	Gerrards Cross Town Council	Miss Molly Cove C/o Mr Anthony Sage	9 Gaviots Green Gerrards Cross Buckinghamshire SL9 7EB	Part two storey part single storey side, two storey rear extension following demolition of existing side extension and hardstanding	Conditional Permission	31.07.19
PL/19/1084/FA	Gerrards Cross Town Council	Mrs G Ruse C/o Mr N Walford	17A Gaviots Close Gerrards Cross Buckinghamshire SL9 7EJ	Creation of vehicular access and hard standing to front of property.	Conditional Permission	12.07.19

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

**PART D
PLANNING COMMITTEE 21 AUGUST 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/1157/FA	Gerrards Cross Town Council	Mr and Mrs L Lenik C/o Mr D Russell	Tresco 27 Layters Way Gerrards Cross Buckinghamshire SL9 7QZ	Part two storey/part single storey rear, single storey side extensions.	Conditional Permission	26.07.19
PL/19/1433/FA	Gerrards Cross Town Council	PBS Group Ltd C/o Mr Rickie Chambers	42-44 Oak End Way Gerrards Cross Buckinghamshire SL9 8BR	Redevelopment of site to provide six self-contained apartments.	Conditional Permission	16.07.19
PL/19/1443/FA	Gerrards Cross Town Council	Mr Glenn Kielty C/o Mr Owen Francis	Lamu 39 Camp Road Gerrards Cross Buckinghamshire SL9 7PG	First floor rear extension incorporating side roof lights	Conditional Permission	12.07.19
PL/19/1669/FA	Gerrards Cross Town Council	Mr & Mrs Adrian C/o Mr Daren Goldsmith	9 Bentinck Close Gerrards Cross Buckinghamshire SL9 8SQ	Replacement of obscured glass window with clear glass window in existing ground floor side extension.	Conditional Permission	19.07.19
PL/19/1682/TP	Gerrards Cross Town Council	Mr Lee Cook	Greenwoods 19 Windsor Road Gerrards Cross Buckinghamshire SL9 7NB	C1 Monterey Pine - Reduce by 30%. (Tree Preservation Order no.30, 1995).	Refuse Permission	22.07.19

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

**PART D
PLANNING COMMITTEE 21 AUGUST 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/1696/FA	Gerrards Cross Town Council	Mr & Mrs Prentice C/o Gino Ferdenzi	37 Gaviots Way Gerrards Cross Buckinghamshire SL9 7DU	Single storey rear extension and a detached workshop/garage	Withdrawn	19.07.19
PL/19/1713/FA	Gerrards Cross Town Council	Mr & Mrs Graham C/o Miss Jennifer Steel	Marsham Cottage 20 Marsham Way Gerrards Cross Buckinghamshire SL9 8AD	First floor side, two storey rear and single storey infill side extensions, window alterations and rooflight	Conditional Permission	23.07.19
PL/19/1731/VR C	Gerrards Cross Town Council	Mr Alok Nagpal C/o Mr Daniel Zimnowodzki	Montana House 6 Orchehill Avenue Gerrards Cross Buckinghamshire SL9 8PX	Variation of condition 2 of planning permission 13/00260/FUL (Part two storey, part first floor, part single storey side/rear extension incorporating rear dormer windows. Detached double garage and conversion of existing garage to habitable accommodation) to allow for a reduction in the size of the extensions.	Conditional Permission	12.07.19
PL/19/1745/FA	Gerrards Cross Town Council	Mr & Mrs A Wright C/o Declan Minoli	Brackenberry 12 Beech Waye Gerrards Cross Buckinghamshire SL9 8BL	Part single / part two storey rear extension, two storey front extension, loft conversion incorporating 3 rear dormer windows	Conditional Permission	29.07.19

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

**PART D
PLANNING COMMITTEE 21 AUGUST 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/1753/FA	Gerrards Cross Town Council	Ms Sarah Westwood C/o Mr Craig Riley	Mill Lane House 30 Mill Lane Gerrards Cross Buckinghamshire SL9 8BA	Erection of rear detached outbuilding	Conditional Permission	15.07.19
PL/19/1760/FA	Gerrards Cross Town Council	Ms Lindsay Forster C/o Mrs Sarah Wolstenholme	Pebworth 1 Latchmoor Grove Gerrards Cross Buckinghamshire SL9 8LN	Demolition of existing single storey side extension and erection of new single storey side extension, open porch to front elevation with balcony above, fenestration and roof alterations.	Conditional Permission	16.07.19
PL/19/1800/FA	Gerrards Cross Town Council	Mr Tresham Pandhar C/o Mr Mohammed Jasrai	White Gables 27 Manor Lane Gerrards Cross Buckinghamshire SL9 7NH	Part demolition of existing house and re-build larger house retaining existing integral garage. Erection of outbuilding. (Part Retrospective)	Conditional Permission	11.07.19
PL/19/1921/TP	Gerrards Cross Town Council	Mr Kamjar Irani C/o Mr Jawahar Lal Bhasin	Larch House 9D Elmwood Park Gerrards Cross Buckinghamshire SL9 7EP	T3 oak - severance of roots of no greater than 25mm in diameter for new boundary wall (TPO 13/2013).	Conditional Permission	30.07.19

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

**PART D
PLANNING COMMITTEE 21 AUGUST 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/1932/SA	Gerrards Cross Town Council	Mrs Belinda Wilson	Bulstrode House 52 Bulstrode Way Gerrards Cross Buckinghamshire SL9 7QU	Application for a Certificate of Lawfulness for proposed: Part conversion of existing detached garage to habitable accommodation	Cert of law for proposed dev/use refused	02.08.19
PL/19/1985/FA	Gerrards Cross Town Council	Mr David Bradley C/o Mr Sandeep Saddal	Briarhedge 33 Orchehill Avenue Gerrards Cross Buckinghamshire SL9 8QE	Single storey rear to infill extension, internal alterations and front roof lights in existing roof.	Conditional Permission	05.08.19
PL/19/2000/TP	Gerrards Cross Town Council	Mr J Dinmore C/o James Dinmore	Woodlands 20 Marsham Lane Gerrards Cross Buckinghamshire SL9 8EY	G1 Lime x 7 - Reduce height by approx 3-4m and side branches by 2-3m. (SBDC TPO 59, 2002).	Conditional Permission	06.08.19
PL/19/2012/TP	Gerrards Cross Town Council	Dr Harpal Uppal	Kylebrack 1 Donnay Close Gerrards Cross Buckinghamshire SL9 7PZ	T1 sycamore - 20% crown thinning, T2 oak - 15% crown thinning, clearance of branches from building by 2m not to exceed 4.5m from ground level (SBDC TPO 3, 1984).	Trees Allowed In Part	07.08.19

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

**PART D
PLANNING COMMITTEE 21 AUGUST 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/2022/KA	Gerrards Cross Town Council	Sarova	The Bull Hotel Oxford Road Gerrards Cross Buckinghamshire SL9 7PA	G1 yew (overgrown hedge) - crown reduction by 2m (Gerrards Cross Common Conservation Area).	TPO shall not be made	29.07.19
PL/19/2155/KA	Gerrards Cross Town Council	Mrs Sharon Powers C/o Mr Paul Morris	Eggardon 20 Oval Way Gerrards Cross Buckinghamshire SL9 8QD	T1 Purple Beech - Crown lift by 4.5m with 15% Crown Thinning and 2m Branch Clearance from House, T2 Purple Beech - Crown Lift by 4.5m. (Gerrards Cross Centenary Conservation Area).	TPO shall not be made	06.08.19
PL/19/2162/NM A	Gerrards Cross Town Council	Mr & Mrs Rakesh and Priya Dawda C/o Mrs Neha Abayawardana	7 Howards Wood Drive Gerrards Cross Buckinghamshire SL9 7HR	Non-material amendment to planning permission PL/18/4862/FA (Two storey front and rear and single storey side extensions) to allow changes to windows	Accepted	31.07.19
PL/19/2184/KA	Gerrards Cross Town Council	Barres-Baker C/o Mrs Kirstie Harvey	Brackenwood Oxford Road Gerrards Cross Buckinghamshire SL9 7DL	T1 Goat Willow - Fell. (Gerrards Cross Common Conservation Area).	TPO shall not be made	07.08.19

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

**PART D
PLANNING COMMITTEE 21 AUGUST 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/2185/KA	Gerrards Cross Town Council	Mr Mitch Turner C/o Mr Ben Mullen	Copper Beeches 71 Marsham Way Gerrards Cross Buckinghamshire SL9 8AW	T1, T2, T3 Copper Beech - Crown Reduction up to 1.5m and 20% Crown Thinning. (Gerrards Cross Centenary Conservation Area).	TPO shall not be made	07.08.19
PL/18/4556/FA	Hedgerley Parish Council	Mr & Mrs Mark Smith C/o Mr Jeffrey Powell	Woodcrest Gregory Road Hedgerley Buckinghamshire SL2 3XL	Demolition of existing detached dwelling and erection of two pairs of semi-detached houses.	Conditional Permission	26.07.19
PL/19/0928/FA	Hedgerley Parish Council	Mr Hird C/o Mr Darren Hird	Beaconsfield Services Windsor Road Beaconsfield Buckinghamshire	Erection of single storey building for use as a fitness and wellbeing centre	Conditional Permission	12.07.19
PL/19/1444/FA	Hedgerley Parish Council	Mr & Mrs Paul and Sarah Mussenden C/o Mr Richard Doe	Shell House Village Lane Hedgerley Buckinghamshire SL2 3UY	Detached garage.	Refuse Permission	07.08.19

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

**PART D
PLANNING COMMITTEE 21 AUGUST 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/1445/HB	Hedgerley Parish Council	Mr & Mrs Paul and Sarah Mussenden C/o Mr Richard Doe	Shell House Village Lane Hedgerley Buckinghamshire SL2 3UY	Listed building application for detached garage.	Withdrawn	05.08.19
PL/19/1582/FA	Hedgerley Parish Council	Mr & Mrs Hornby C/o Mr Sam Dodd	The Willows Gregory Road Hedgerley Buckinghamshire SL2 3XL	First floor side extension	Refuse Permission	11.07.19

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

**PART D
PLANNING COMMITTEE 21 AUGUST 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/1785/BC C	Hedgerley Parish Council	Ingerbourne Valley Limited C/o Mr David Periam	Slade Farm Village Lane Hedgerley Buckinghamshire SL2 3XD	Consultation from Buckinghamshire County Council on planning application AOC/0030/19: Approval of conditions for application CM/0057/17 (for the extraction and processing of sand and gravel with restoration to agriculture using imported inert materials, the installation and use of mineral processing plant and soil treatment plant, access onto Hedgerley Lane, and ancillary buildings, including a weighbridge, office, workshop and welfare facilities at Slade Farm, Hedgerley Lane, Hedgerley, Slough, Buckinghamshire, SL2 3XD) comprising: Condition 4 - Details of plant and building; Condition 21 - Scheme for Parking, Manoeuvring and the loading and unloading of vehicles; Condition 24 - Environmental Management Strategy; Condition 25 - Emergency Spill Response Plan; Condition 28 - Noise Monitoring and Mitigation; Condition 32 - Dust Management, Monitoring and Mitigation; Condition 36 - Topsoil & Subsoil Movement / Stripping Condition 72 - Landscape Scheme; Condition 73 - Arboricultural Method Statement; Condition 76 - Aftercare Scheme for infilling works Condition 77 - Agricultural Supervision	No Objections	16.07.19

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

**PART D
PLANNING COMMITTEE 21 AUGUST 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/1879/FA	Hedgerley Parish Council	Mr Seamus Henry C/o Mr Robbie Grobler	Former Hedgerley Reservoir Collum Green Road Stoke Poges Buckinghamshire	Erection of a dwelling in the curtilage of the existing concrete structure of the former Hedgerley Reservoir.	Refuse Permission	02.08.19
PL/18/2605/FA	Iver Parish Council	Mr N Malik C/o Mr Harmeet Minhas	Jasmine Cottage Wood Lane Iver Heath Buckinghamshire SL0 0LA	Part retention of side extensions and the erection of a roof in a modified form, following the part demolition of existing unauthorised extensions and demolition of the garage	Conditional Permission	26.07.19
PL/19/0983/VR C	Iver Parish Council	Mr D Fisher C/o Mr David Holmes	19 & 21 Bathurst Walk Iver Buckinghamshire SL0 9DQ	Variation of condition 2 of Planning Permission 17/01562/FUL (Redevelopment of site to provide a block containing 19 apartments with associated access, landscaping and hardstanding) to allow removal of bin store from the building and erection of an external bin store.	Conditional Permission	29.07.19
PL/19/1442/FA	Iver Parish Council	Mrs Couceiro C/o Mr Alen Gaube	55 Swallow Street Iver Buckinghamshire SL0 0ES	First floor rear, single storey side, rear, front porch extensions, loft conversion incorporating front roof lights and rear juliet balcony.	Conditional Permission	18.07.19

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

**PART D
PLANNING COMMITTEE 21 AUGUST 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/1580/SA	Iver Parish Council	Mr Jagdeep Bhachu	19 Evreham Road Iver Buckinghamshire SL0 0AH	Certificate of lawfulness for proposed: Vehicular access, brick post and boundary wall.	Withdrawn	22.07.19
PL/19/1600/EU	Iver Parish Council	Mr Richard Copas C/o Mr David Jacobs	Unit 2 Calves Lane Farm Bellswood Lane Iver Buckinghamshire SL0 0LU	Application for certificate of lawfulness for Existing: Construction of building and its residential use by agricultural worker(s) employed on the holding, such occupation being of a seasonal and temporary nature and ancillary to the agricultural use of Calves Lane Farm.	Cert of Law - existing use - granted	26.07.19
PL/19/1602/FA	Iver Parish Council	Mr A Kumar C/o Nigel Rose	Oakdene Church Road Iver Heath Buckinghamshire SL0 0RD	Partial demolition of existing garage, construction of part two storey part single storey rear extension, loft conversion with roof light and internal alterations.	Conditional Permission	07.08.19
PL/19/1729/FA	Iver Parish Council	Mr Jaswinder Singh C/o Mr George Durowoju	Richings Motors 11A Wellesley Avenue Iver Buckinghamshire SL0 9AX	Alterations and extension to void above ground floor office including the raising of flank walls	Conditional Permission	15.07.19

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

**PART D
PLANNING COMMITTEE 21 AUGUST 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/1763/VR C	Iver Parish Council	Mrs Jaya Odedra C/o Mr Ajay Modhwadia	17 Pinewood Green Iver Heath Buckinghamshire SL0 0QL	Variation of condition 5 of planning permission PL/18/4799/FA (Single storey rear extension) to allow for : additional door in side elevation.	Conditional Permission	15.07.19
PL/19/1862/FA	Iver Parish Council	Mr Ramiz Amin C/o Mr Michael Tokatly	20 The Close Iver Heath Buckinghamshire SL0 0HE	Single storey rear extension	Conditional Permission	25.07.19
PL/19/1866/SA	Iver Parish Council	Mr Tindy Singh Johal	10 Iver Lodge Bangors Road South Iver Buckinghamshire SL0 0AW	Certificate of Lawfulness for proposed: extension to existing vehicular access and 2 parking spaces.	Cert of law proposed dev or use issued	24.07.19
PL/19/1876/FA	Iver Parish Council	Mr Sarwan Gosal C/o Michael Jaquiss	12 Wood Lane Close Iver Heath Buckinghamshire SL0 0LJ	Part single, part first floor rear extension with roof lantern	Refuse Permission	25.07.19
PL/19/1883/FA	Iver Parish Council	Ms M Tah C/o Mr G Choda	134 High Street Iver Buckinghamshire SL0 9PT	Part first floor/ part two storey side extension, single storey rear extension and porch.	Conditional Permission	29.07.19

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

**PART D
PLANNING COMMITTEE 21 AUGUST 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/1885/FA	Iver Parish Council	Mrs Mays Al-Juboori C/o Miss Alina Bharde	6 Thorney Lane South Iver Buckinghamshire SL0 9AE	First floor rear extension incorporating dormer.	Conditional Permission	29.07.19
PL/19/1913/NM A	Iver Parish Council	Mr S Ghai C/o Mr Choda	7 Richings Way Iver Buckinghamshire SL0 9DA	Non-material amendment to planning permission PL/18/4387/FA (First floor rear extension and conversion of loft into habitable space incorporating front,side,rear dormers and side rooflights) to allow reduction of the first floor part set back on the rear elevation with roof alterations to suit	Not Accepted	18.07.19
PL/19/2145/PN E	Iver Parish Council	C/o Mr Emrys Williams	Romily Slough Road Iver Heath Buckinghamshire SL0 0EA	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 (Dimension D 8.0m, MH 3.7 m, EH 2.16 m)	Prior Approval Not Required	05.08.19
PL/19/2182/KA	Iver Parish Council	Iver Parish Council C/o Mrs Goldrick	St Peters Church Thorney Lane North Iver Buckinghamshire SL0 9JU	T27 Lime - 1.5m Crown Reduction, T28 Lime - 2 to 3m Crown Reduction, T30 Copper Beech - Crown Lift by 2.5m, T31 Field Maple - 1 to 1.5m Clearance from Overhead Services, T37 Sycamore - Fell, T40 Cedar - Crown Lift, G44 2 x Sycamores - Fell one and 1.5 to 2m Crown Reduction, G46 2 x Sycamore and 1 x Ash - 2 to 3m Crown Reduction, G60 Plum - Clearance from Light. (Iver Conservation Area).	TPO shall not be made	06.08.19

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

**PART D
PLANNING COMMITTEE 21 AUGUST 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/2194/PNE	Iver Parish Council	Hillcroft Ventures Ltd C/o Mr Emrys Williams	Hillcroft Slough Road Iver Heath Buckinghamshire SL0 0EA	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 existing rear wall 8m, maximum height 4m, eaves height 2.475m)	Prior Approval Not Required	06.08.19
PL/19/0313/FA	Stoke Poges Parish Council	Mr Namej Sanghera C/o Mr Les Burton	Leven House Park Road Stoke Poges Buckinghamshire SL2 4PA	Demolition of existing dwelling and erection of new dwelling, incorporating widening of vehicular access.	Conditional Permission	26.07.19
PL/19/1373/DE	Stoke Poges Parish Council	Mr M Wells C/o Mr B Watts	St Andrews Church Centre Rogers Lane Stoke Poges Buckinghamshire SL2 4LN	Application for reserved matters following outline planning permission 18/00679/OUT(First floor extension to provide 4 x 2 bedroom flats.) for access, appearance, landscaping, layout and scale.	Conditional approval	26.07.19
PL/19/1564/FA	Stoke Poges Parish Council	Mrs Yasmin Rauf C/o Mr Sikandar Ali	Land Adjacent To Stoke Grange Fir Tree Avenue Stoke Poges Buckinghamshire SL2 4NN	Detached dwelling with garage.	Refuse Permission	18.07.19

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

**PART D
PLANNING COMMITTEE 21 AUGUST 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/1656/FA	Stoke Poges Parish Council	Mr Sumit Aurora C/o Mr Pravin Raheja	45 Vine Road Stoke Poges Buckinghamshire SL2 4DW	Part single/part two storey side and rear extensions and porch.	Conditional Permission	11.07.19
PL/19/1680/FA	Stoke Poges Parish Council	Mrs Katy Ellis	14 Wakefield Crescent Stoke Poges Buckinghamshire SL2 4DF	Conversion of garage into habitable space. Single storey infill to side/rear, first floor rear extensions. Alteration to front porch roof.	Conditional Permission	18.07.19
PL/19/1720/TP	Stoke Poges Parish Council	The Owner / Occupier, Banwait Villa C/o Mr N Holtom	Banwait Villa Lakeside Drive Stoke Poges Buckinghamshire SL2 4LX	T1 cedar - crown reduction by 1-1.5m with 15% crown thinning (TPO/2010/11).	Conditional Permission	29.07.19
PL/19/1761/FA	Stoke Poges Parish Council	Mr Jack Cole C/o TMA Chartered Surveyors	Land South Of Home Farm Barn School Lane Stoke Poges Buckinghamshire SL2 4QA	Erection of detached dwelling and garage	Withdrawn	02.08.19

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

**PART D
PLANNING COMMITTEE 21 AUGUST 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/1764/FA	Stoke Poges Parish Council	Mr & Mrs Rick Virdi C/o Mr Shorne Tilbey	Hawthorne House West End Lane Stoke Poges Buckinghamshire SL2 4NA	Single storey rear extension, additional windows to side elevation	Conditional Permission	23.07.19
PL/19/1832/SA	Stoke Poges Parish Council	Mr Paul Brennan	Yew Tree Cottage Wexham Street Stoke Poges Buckinghamshire SL3 6NB	Application for a Certificate of Lawfulness for proposed: Single storey side extension to existing outbuilding (1.8m x 4.3m).	Withdrawn	23.07.19
PL/19/1888/FA	Stoke Poges Parish Council	Mr S Patel C/o Mr John Quartermaine	Meadow House Church Lane Stoke Poges Buckinghamshire SL2 4NZ	Demolition of existing conservatory and pool house. Erection of single storey rear extensions, installation of 2 front rooflights and re-cladding of exterior.	Conditional Permission	26.07.19
PL/19/2043/TP	Stoke Poges Parish Council	Mrs Cherie Levi	Allerds Stoke Wood Stoke Poges Buckinghamshire SL2 4AU	T1 Birch - Fell, T2 Conifer - Fell, T3 Birch - Fell, T4 Birch - Reduce to fence height, T5 Cypress - Remove dead top. (SBDC TPO 06, 1993)	Conditional Permission	07.08.19

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

**PART D
PLANNING COMMITTEE 21 AUGUST 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/18/4426/FA	Taplow Parish Council	Ms R Grace-Mee C/o Richard Clark	Stonecrop 3 Saxon Gardens Taplow Buckinghamshire SL6 0DD	Demolition of existing dwelling and erection of a detached dwelling, detached garage, swimming pool and gates.	Refuse Permission	26.07.19
PL/19/0704/FA	Taplow Parish Council	Mr Chris Ashford C/o Mr Nigel Crawford	4 Elm View Rectory Road Taplow Buckinghamshire SL6 0ET	Single storey outbuilding	Withdrawn	19.07.19
PL/19/1939/FA	Taplow Parish Council	Mr Jeremy Malkinson C/o Mr John Quartermaine	2 Amerden Cottage Amerden Lane Taplow Buckinghamshire SL6 0EB	Single storey side and rear extension, alterations to front elevations to allow open porch extension and changes to windows	Conditional Permission	31.07.19
PL/19/2072/KA	Taplow Parish Council	Mr Rupert Sellers	Willow House 4 Ellington Gardens Taplow Buckinghamshire SL6 0AY	T1-T8 Leylandii Cypress - Crown Reduction by 2-3 meters, T9 Horse Chestnut - Prune Regrowth by 3m, T10 Cypress -Crown Reduction by 2-3m,T11 Spruce - Crown Reduction by 2-3m. (Taplow Riverside Conservation Area).	TPO shall not be made	30.07.19

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

**PART D
PLANNING COMMITTEE 21 AUGUST 2019**

App'n No	Parish	Applicant / Agent	Site	Proposal	Decision	Date of decision
PL/19/1733/DE	Wexham Parish Council	Mrs Jenny Brumby C/o Mr Henry Doble	Land Adjoining Love Hill Farm House Love Hill Lane Iver Buckinghamshire	Approval of reserved matters following outline planning permission 17/00347/OUT for erection of dwelling to supervise a horticultural business at Cherry Orchard Nursery	Refuse approval of details	15.07.19
PL/19/1828/SA	Wexham Parish Council	Mr Navin Walia C/o Mr Kamal Panesar	Waldeck 6 Church Grove Wexham Buckinghamshire SL3 6LF	Application for a Certificate of Lawfulness for proposed: Rear dormer, erection of front porch, three roof lights to front, window to side elevation and removal of chimney	Cert of law proposed dev or use issued	23.07.19
PL/19/1873/SA	Wexham Parish Council	Mr Harshbir Singh C/o Mr Ameet Bhamra	Kensley Homewood George Green Wexham Buckinghamshire SL3 6AU	Application for a Certificate of Lawfulness for proposed: Demolition of existing side and rear extension and erection of a single storey side and rear extension.	Cert of law proposed dev or use issued	26.07.19

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

Appeal Statistics for the period 1 April 2019 – 31 July 2019

Planning appeals allowed (incl enforcement)

5.26% (1 out of 17) against a target of 30%.

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

5.26% (1 out of 17). No target set.

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

0% (0 out of 0). No target set.

SCHEDULE OF OUTSTANDING MATTERS

HEARINGS

DATE	PREMISES
PL/18/4888/SA Date TBC	<u>14 Wooburn Green Lane, Beaconsfield, Buckinghamshire HP9 1XE</u> Certificate of Lawfulness for proposed implementation of 2 extant planning permissions (17/01570/FUL and 18/2906/FA).
PL/18/4472/FA Date 13/08/19	<u>Grange Farm, Grange Way, Iver, Buckinghamshire, SL0 9NT</u> Erection of single storey dwelling.
PL/18/4106/FA Date TBC	<u>Site Of Electron Works, Willow Avenue, New Denham</u> Redevelopment of site to provide 9 residential flats incorporating parking spaces.

Appeals Lodged

Planning Appeals Lodged

	Date	Ref	Appellant	Proposal	Site
(a)	16/07/2019	PL/19/1243/TP	Mr Neil Myers	T1 Cypress - Reduce to 2m above split into 2 stems. (SBDC TPO 26, 2002).	The Warren, 14 Oval Way, Gerrards Cross
(b)	24/07/2019	PL/19/0964/TP	Mr Faisal Ali	T1 Pine - 30% Crown Thinning and Reduce Height by 3 metres, T2 Pine - 30% Crown Thinning and Cut Low Hanging Branches, T3 Maple - 30% Crown Thinning and Shape. (SBDC TPO 3, 1984).	14 Woodbank Avenue, Gerrards Cross
(c)	06/08/2019	PL/19/1115/FA	Mr R Moore	First floor side extension	Leigh Cottage, 6 Lincoln Hatch Lane, Burnham

Page 58

Enforcement Appeals Lodged

	Date	Ref	Appellant	Alleged Breach	Site
(a)	22-Jul	EN/19/0127	Hopewell Housing Ltd	Without planning permission the erection of a single storey rear extension to the main building on the Land, known as Hawthorns, with incorporated glazed awning	Hawthorns, Bath Road, Taplow

Appeal Decisions

Planning Appeal Decisions

	Date	Ref	Appellant	Proposal	Site	Decision	See key
(a)	23/07/2019	PL/18/4578/FA	Mr & Mrs Lahert	Part two storey, part single storey side/rear extension.	3 Church View, Robert Road, Hedgerley	Appeal Dismissed	D

Planning Appeal Decisions continued

	Date	Ref	Appellant	Proposal	Site	Decision	See key
(b)	23/07/2019	PL/19/0209/FA	Mrs Sati Khaira	First floor side extension	The Bungalow, Wexham Street, Stoke Poges	Appeal Dismissed	D
(c)	25/07/2019	PL/18/4655/FA	Mr & Mrs Lloyd Dennison	Erection of dwelling within curtilage of existing dwelling following demolition of garage	Land at 23 Burlington Road, Burnham	Appeal Dismissed	D
(d)	26/07/2019	18/00776/FUL	Mr Doron Bar	Erection of lattice mast and antennae including satellite dishes and shelter cabin.	Berry Hill Farm, Berry Hill, Taplow	Appeal Dismissed	D
(e)	26/07/2019	18/00507/FUL	Frontier Estates Ltd	Redevelopment of site to provide 82-bed care home (within class C2), with parking, access, landscaping and other associated works.	Roots Garden Nursery, Bath Road, Taplow	Appeal Dismissed	D
(f)	26/07/2019	17/01239/FUL	Mr Vinay Vyas	Change of use to dog training facilities, outbuilding, fencing and associated works.	Land adjoining Huntercombe Spur, Huntercombe Lane South, Burnham	Appeal Dismissed	D
(g)	05/08/2019	PL/18/3483/FA	Mr & Mrs Lahert	Single storey rear extension	Woodside, Hedgerley Hill, Hedgerley	Appeal Dismissed	D
(h)	08/08/2019	PL/18/2963/FA	Mr and Mrs Smith	Erection of outbuilding.	Rectory Farm, Rectory Road, Taplow	Appeal Allowed	D

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

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

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