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App No : 16/06375/FUL App Type : FUL

Application for : Erection of a two storey 5-bed detached dwelling with associated vehicular shared access and parking

At Land to North & Rear of The Old Pigeons, Thame Road, Longwick, Buckinghamshire, HP27 9SU

Date Received : 23/05/16 Applicant : Ms S Muspratt

Target date for decision: 18/07/16

1. **Summary**

- 1.1. Permission is sought for erection of a detached 5 bed dwelling (shown on amended plans as 4 bedrooms and a first floor study) with on-site parking.
- 1.2. The dwellinghouse would be two storey in height. The proposal would benefit from 4 parking spaces to the front/side of the property and would be served by a shared access driveway.
- 1.3. The majority of the site is located within the defined Longwick settlement boundary, beyond the Green Belt.
- 1.4. The application as originally proposed was considered at Planning Committee in December 2016. A number of concerns were raised by Members regarding the scale of the property and therefore the application was deferred for Officers to seek amendments. In summary, the scheme has been reduced in its scale with the depth of the main section of the property reduced by 0.25m, the width reduced by 0.5m, overall height reduced by 0.3m and roof design amended to reduce the bulk which has resulted in plans now showing that there would be no accommodation in the roof space. The half hipped gable roof originally proposed has now been altered to a fully hipped roof.
- 1.5. It is considered that the amended proposal would be in keeping with the character and appearance of the surrounding area and would have an acceptable impact on the amenities of neighbours and future residents. The development is also considered satisfactory with regards to highways impacts and impact on trees. The proposal is therefore recommended for approval, subject to conditions.

2. **The Application**

- 2.1. The application site is situated behind a row of dwellings on Thame Road, Longwick with mainly open land beyond. The land can be described as being on the edge of the Longwick settlement with part of the site within the 'Walkers Road, Longwick Settlement Beyond the Green Belt'.
- 2.2. This is an amended scheme following consideration of an original proposal at Planning Committee in December 2016. Concerns were raised by Members resulting in the application being deferred for Officers to seek amendments, mainly to reduce the bulk, scale and mass of the proposed new dwelling.
- 2.3. The proposed detached property would now have a width of 9.5m (compared to 10m in the original scheme brought to Committee) and a two storey depth of 6.75m (compared with 7m previously); this scheme however now shows a two storey rear projecting element which would be 3.5m wide and 3m deep (increasing the maximum depth of the proposal to 9.25m). The property would sit under a fully hipped roof (in comparison with a half hipped roof previously shown), with a lower ridge height of

around 7.8m, compared with around 8.1m. Consequently, no accommodation nor roof lights are shown to be located in the roof slope. The property would be orientated to be perpendicular to properties along Thame Road. The majority of private amenity space would be located to the rear of the dwelling with parking for up to four cars at the front of the site. An area of woodland also within the applicant's control is located directly east of the site. The property would be served by an existing shared access driveway, exiting on to Thame Road.

2.4. The application is accompanied by:

- a) Arboricultural Report
- b) Wildlife Checklist
- c) Design and Access Statement

2.5. The County Highways concerns regarding visibility splays at the entrance to the access were raised with the agent. This resulted in the red edge line of the site being amended to include the visibility splay to the north and Notice being served on the County Highways Authority (as this land is within their ownership). In addition, an area of woodland to the rear of neighbouring property Mill Barn was removed from the red edge and included in a blue edge line instead (indicating ownership but not within the application site and therefore not within the residential curtilage of the proposal). Confirmation was received via a photograph that the visibility splay obstruction to the north of the access has been removed.

2.6. The Council has produced a Draft New Wycombe District Local Plan June 2016. The emerging policies may be referred to in the assessment of this application. However as this document has not been through Examination, the application of these draft policies holds limited weight.

3. Working with the applicant/agent

3.1. In accordance with paragraphs 186 and 187 of the NPPF Wycombe District Council (WDC) take a positive and proactive approach to development proposals focused on solutions. WDC work with the applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service,
- as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions, and,
- by adhering to the requirements of the Planning & Sustainability Customer Charter

3.2. In this instance pre-application advice was sought. Following concerns during the course of the application, amended plans were submitted. The amended scheme was taken to Planning Committee in December 2016, however following concerns raised regarding the scale of the scheme, the application was referred back for amendments which has since been undertaken, with additional re-consultation as necessary. The amended plans are considered to overcome the concerns raised at Committee and thus this latest scheme is recommended for approval by officers subject to re-consideration by Members.

4. Relevant Planning History

4.1. No recent planning history.

5. Issues and Policy considerations

Principle and Location of Development

ALP: C9, C10

CSDPD: CS1 (Overarching principles - sustainable development), CS2 (Main principles for location of development), CS10

DSA: DM1 (Presumption in favour of sustainable development)

- 5.1. The proposal would be located on land with an unknown use although it is thought the land has been used at some point as a pub garden. Greenfield land such as this is not considered previously developed land and therefore is not the preferred option for redevelopment as per the National Planning Policy Framework (NPPF). This does not however preclude greenfield land for redevelopment, provided the proposal would be in keeping with the locality. Furthermore, Local Planning policy C10 supports limited infilling within clearly identifiable settlements where there would not be any adverse effects on the character of the area; in this instance, part of the land and indeed the land where the proposed dwellinghouse would sit, is within the 'Walkers Road Longwick Settlement Beyond the Green Belt', although it is noted that some of the private amenity space is outside of this area. The policy further states that the closing of gaps or enclosure of open areas which contribute to the open character of the area will not be permitted. Core Strategy Policy CS10 states that rural settlements and rural areas will be sustained by providing housing within Longwick (amongst other locations) as well as by other means. However, policy C9 clearly states that the expansion of Longwick will not be permitted beyond the defined settlement boundary.
- 5.2. Given that the settlement boundary dissects the site (but with the dwellinghouse within the settlement) and the siting of the proposal would be in keeping with the existing character and appearance of the area, it is considered that the principle of the proposal in this location is acceptable and in accordance with the general thrust of Development Plan policy.

Transport Matters and Parking

ALP: T2 (On – site parking and servicing)

CSDPD: CS20 (Transport)

Buckinghamshire Countywide Parking Guidance

- 5.3. The Buckinghamshire Countywide Parking Guidance has recently been adopted by the County and therefore is of significant weight in the decision making process. Based on the size of the property, four parking spaces would be required which are shown on plans. The County Highways Authority is content with this.
- 5.4. Whilst it is noted that the access would be via a narrow access driveway with no/limited possibility of passing, the County Highways is also content that this is an acceptable situation. There was concern however regarding the visibility splay to the north. As a result, this visibility splay was included in the red edge of the application and Notice served on the owner, the County Highways Authority. The obstruction in the way of the visibility splay was a hedge which has since been cut back. County Highways are content that they have sufficient legal powers to ensure that this visibility splay remains and therefore have removed their objection to the scheme. Given that this visibility splay can be controlled by the County Highways Authority, it is not considered reasonable to include a condition on any potential forthcoming permission in this regard.

Raising the Quality of Place Making and Design

ALP: G3 (General design policy), Appendix 1

CSDPD: CS19 (Raising the quality of place shaping and design)

- 5.5. The surrounding properties are of a wide ranging style, scale and design. The design of the proposed property is considered to include some character features reflective of the locality and nearby properties. The height of the proposal is considered to be in keeping with the area and given this as well as its set back position from Thame Road, would ensure it does not appear overbearing in the street scene. Therefore the proposal is considered to have an acceptable impact on the character and appearance of the area. It is considered reasonable to condition approval of materials and levels.

Trees and Ecology

ALP: G3 (General design policy), G10 (Landscaping), G11 (Trees), Appendix 1
CSDPD: CS17 (Environmental Assets), CS19 (Raising the quality of place shaping and design)

- 5.6. An Arboricultural report has been submitted. 5 trees are shown to be removed as a result of the proposal and within the revised red edge line. A further band of trees are also noted to be removed within the area now outlined in blue. Subject to the submission of an Arboricultural Method Statement and tree protection plan, the Council's Arboricultural Officer has no objections to the scheme.
- 5.7. With regards to ecology, there is no evidence of any protected species that would be adversely affected by this development.

Amenity of Existing and Future Residents

ALP: G8 (Detailed design guidance and local amenity), H19 (Residents amenity space and gardens) Appendix 1

CSDPD: CS19 (Raising the quality of place shaping and design)

- 5.8 Considering the amenities of future occupiers of the site, the dwellinghouse is considered to be of an acceptable size, with an acceptable size garden, to preserve amenities. In terms of waste disposal, bin storage has been shown and it is accepted that the scheme could not comply with the 25m/30m carry distance guidance of bins. However, it is considered that this situation would be knowingly entered into by the future occupant and could be overcome by using a private waste contract company, if required. In any case, this is not considered to represent a reason for refusal, particularly as this is an existing situation for neighbouring property Mill Barn.
- 5.9 Considering the amenities of neighbours to the south-west, no windows are proposed on this side elevation and given the orientation of the property compared with properties along Thame Road (perpendicular to each other), the proposal is not considered to have a detrimental overlooking impact on these properties. Furthermore, considering the separation distance between the proposed dwellinghouse and existing properties, the scheme is also not considered to have an overbearing or loss of light impact on these properties.
- 5.10 Considering the impact on Mill Barn, a first floor window serving a study is proposed in the side elevation of the proposed property facing towards Mill Barn. However given the angle of the proposed property in relation to this neighbour as well as intervening woodland (albeit reduced in density), the scheme is not considered to result in a detrimental level of overlooking of this neighbour. The separation distance is considered to be sufficient to ensure that the scheme would not result in an overbearing or loss of light impact on this neighbour.
- 5.11 In summary, the proposal is considered to have an acceptable impact on neighbours' and future occupiers' amenity levels and would conform with planning policy.

Building Sustainability

CSDPD: CS18 (Waste, natural resources and pollution)

DSA: DM18 (Carbon reduction and water efficiency)

Living within our limits SPD

- 5.12 Policy CS18 requires development to minimise waste, encourage recycling, conserve natural resources and contribute towards the goal of reaching zero-carbon developments as soon as possible, by incorporating appropriate on-site renewable energy features and minimising energy consumption.
- 5.13 Policy DM18 requires that the development will be required to deliver a minimum of 15% reduction in carbon emissions on site through the use of decentralised and renewable or low carbon sources and achieve a water efficiency standard of 110

litres/person/day. It is considered that water efficiency could reasonably be secured by condition.

Infrastructure and Developer Contributions

CSDPD: CS21 (Contribution of development to community infrastructure)

DSA: DM19 (Infrastructure and delivery)

5.14 The development is a type of development where CIL would be chargeable.

Recommendation: Application Permitted

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (As amended).
- 2 The development hereby permitted shall be built and retained in accordance with the details contained in the planning application hereby approved and plan numbers 16/396/01 rev E unless the Local Planning Authority otherwise first agrees in writing.
Reason: In the interest of proper planning and to ensure a satisfactory development of the site.
- 3 No additional windows, doors or openings of any kind shall be inserted in the side elevations of the development hereby permitted at first floor level or above without the prior, express planning permission of the Local Planning Authority.
Reason: To safeguard the privacy of occupiers of the neighbouring properties.
- 4 Notwithstanding any indication of materials which may have been given in the application, a schedule and/or samples of the materials and finishes for the development shall be submitted to and approved in writing by the Local Planning Authority before any construction works on the external finish of the building takes place. Thereafter, the development shall not be carried out other than in accordance with the approved details.
Reason: To secure a satisfactory external appearance.
- 5 Drawings of the site identifying the following shall be submitted to and approved in writing by the Local Planning Authority before any development takes place;
 - a. Existing ground levels on site (spot heights) including a datum point that is located off site. Levels should be Above Ordnance Datum (AOD).
 - b. The level of the road outside the site. (AOD).
 - c. The proposed levels on site following completion of the development (for each existing height a proposed height should be identified).
 - d. The location and type of any retaining structures needed to support ground level changes.
 - e. The Finished Floor Level for every building that is proposed.
 - f. Cross sections within the site taken up to the site boundaries. The information supplied should clearly identify if land levels are being raised or lowered.
 - g. In the case of residential development, sections showing the level of the proposed garden(s) and retaining structures.The development shall be carried out only in accordance with the approved details.
Reason: To ensure that the work is carried out at suitable levels in relation to adjoining properties and highways.
- 6 The development, hereby permitted, shall be designed and constructed to meet a water efficiency standard of 110 litres per head per day.

Reason: In the interests of water efficiency as required by Policy CS18 of the Adopted Core Strategy and Policy DM 18 of the Adopted Delivery and Site Allocations Plan (July 2013).

- 7 No development shall take place until an arboricultural method statement (AMS) and tree protection plan are submitted and approved in writing by the Local Planning Authority; this should include a Construction Exclusion Zone. The development shall be carried out in accordance with the approved AMS.

Reason: To ensure that the retained trees, shrubs and hedgerows are not damaged during the construction process and in the long term interests of local amenity value.

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

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

INFORMATIVE(S)

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