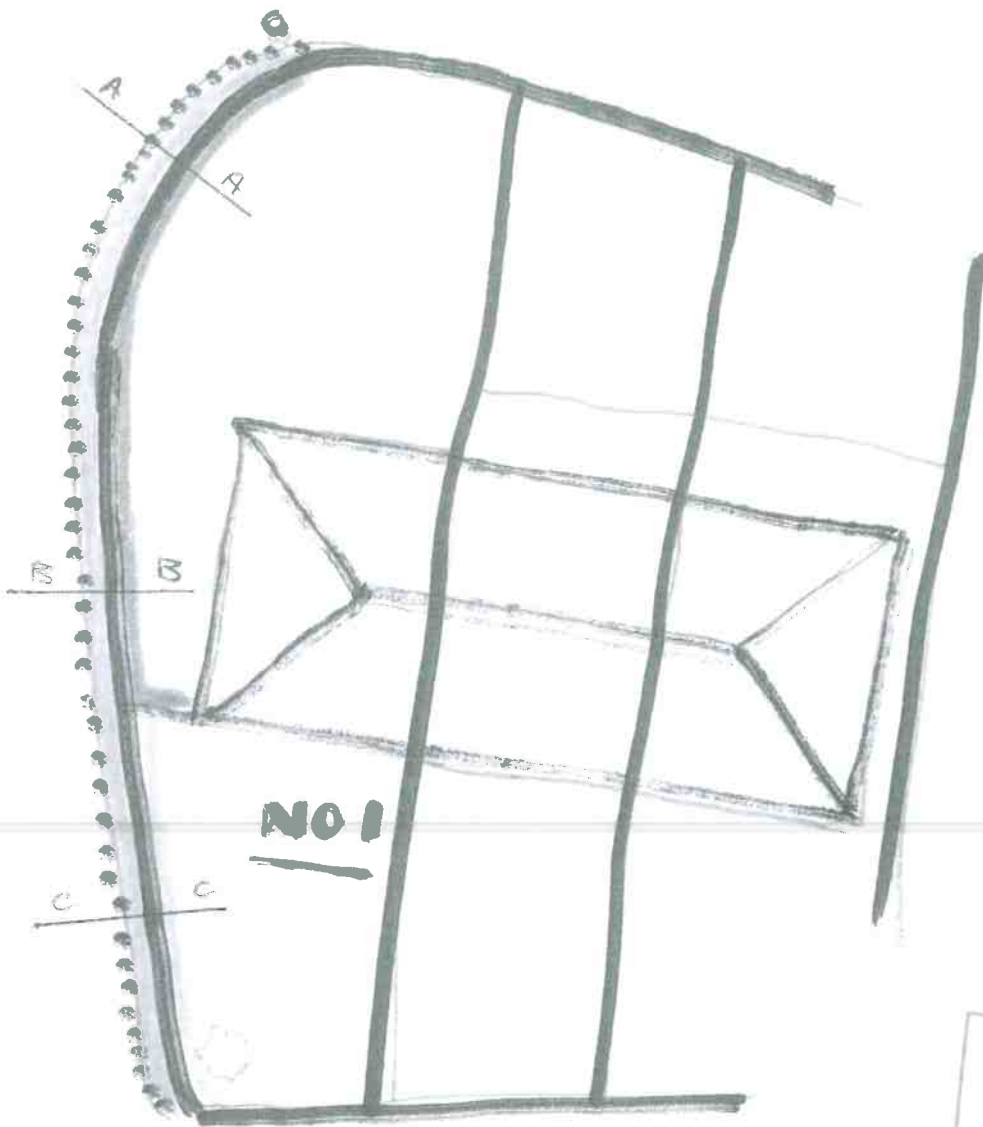


HILLTOP COTTAGES PLAN REVISED AUGUST 2014



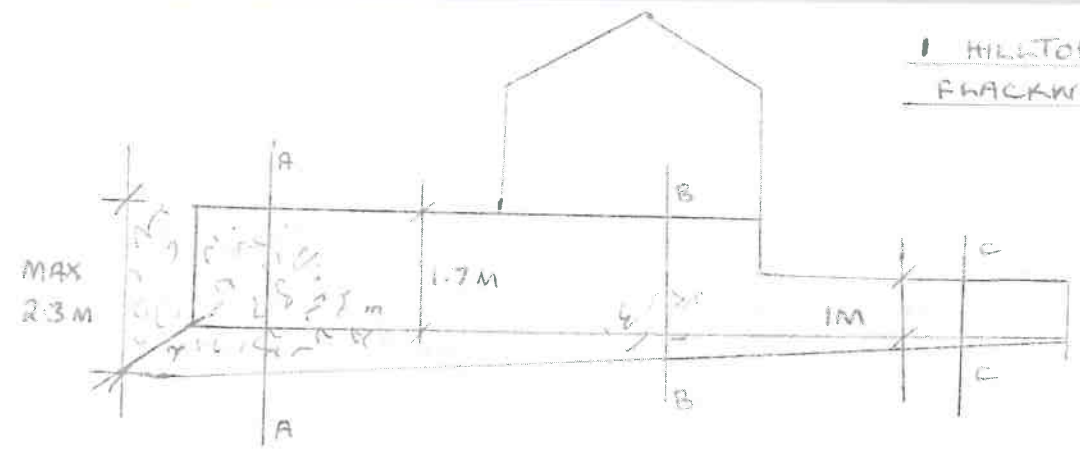
Ref: 14/05445 / FUL  
 AMENDED

PLANNING  
 19 AUG 2014  
 WYCOMBE DISTRICT

- ..... — LINE OF EXISTING FENCE AND SLEEPERS TO BE REMOVED.
- ..... — NEW HEDGE TO BE PLANTED.
- — LINE OF RELOCATED FENCE 1.7 M HIGH ABOVE DECKING.
- — LINE OF RELOCATED FENCE 1.0 M HIGH ABOVE GROUND LEVEL.
- THE NEW FENCE LINE IS TO BE SET BACK 800 MM FROM THE FRONT LINE OF THE REMOVED SLEEPERS.

WDC1A

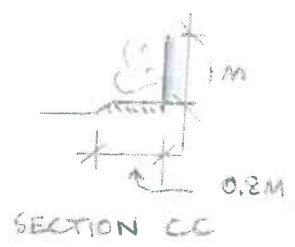
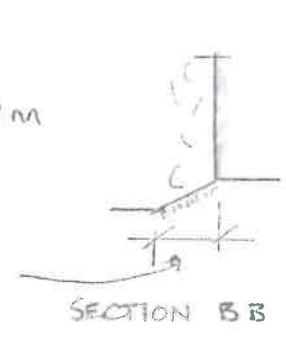
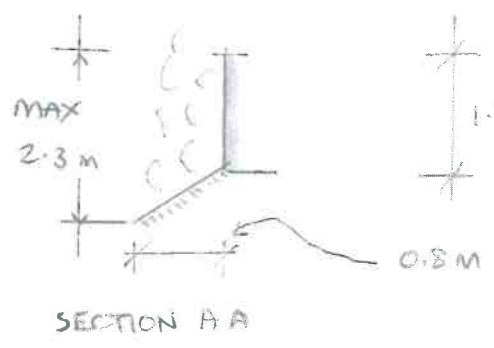
HILLTOP COTTAGES,  
FRACKWELL HEATH.



ELEVATION AS SEEN FROM TREADAWAY ROAD  
NEW HEDGE TO BE PLANTED FOR FULL LENGTH AND  
GROWTH OF HEDGE WILL MASK THE FENCE

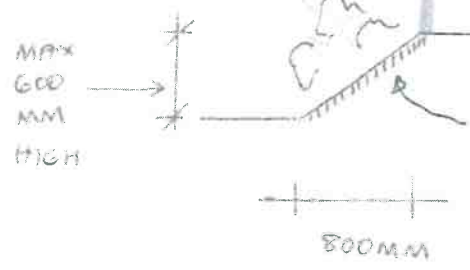
SECTIONS  
SCALE 1:100

PLANNING  
19 AUG 2016  
WYCOMBE DISTRICT



Ref: 14 / 05445 / FUL  
**AMENDED**

TYPICAL SECTION SCALE 1:50



DECKING

THE SOIL IS TO BE RESTRAINED BY MESH AND HEDGE PLANTING

WDCZA



**APPLICATION NO: 14/05445/FUL**

**TOWN AND COUNTRY PLANNING ACT 1990**  
**Town and Country Planning (Development Management Procedure) (England) Order,**  
**2010**

Applicants Details :

Mrs Helen Ekendahl,  
1 Hilltop Cottages,  
Treadaway Road,  
Flackwell Heath,  
Buckinghamshire, HP10 9PX.

In pursuance of its powers under the above-mentioned Act and Orders the Wycombe District Council as Local Planning Authority hereby REFUSE PERMISSION for:

**Householder application for replacement fence and hedges and decking.**

**AT: 1 Hilltop Cottages Treadaway Road Flackwell Heath Buckinghamshire**

In accordance with your application received on 21.02.2014 and the plans and particulars accompanying it.

The reasons for refusing your application are:

- 1 In the opinion of the Local Planning Authority, the close boarded fence, by reason of its height and appearance results in a visually incongruous form of development which has a detrimental impact upon the character and appearance of the street scene and conservation area when viewed from Treadaway Road.

The proposal is therefore contrary to policies HE6 (New Development in Conservation Areas & Conservation Area Character Surveys) G3 (General Design Policy), G10 (Landscaping), G11 (Trees and Hedgerows), H17 (Extensions and Other Developments within Residential Curtilages) of the Adopted Wycombe District Local Plan to 2011 (as saved, extended and partially replaced) as well as policies CS17 (Environmental Assets) and CS19 (Raising the Quality of Place-Shaping and Design) of the Core Strategy DPD (Adopted July 2008) together with the Conservation Area Character Survey: The Common, Flackwell Heath.

These policies are considered to be consistent with the National Planning Policy Framework.

REFULZ PCWY 14/05445/FUL

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INVESTOR IN PEOPLE

## INFORMATIVE(S)

- 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 applications/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.
- In this instance, following consideration at Planning Committee the agent was provided with the opportunity to submit amendments to address the specific issues raised by members. The agent responded by submitting amended plans.

Dated: 20 November 2014

*Penelope Tollitt*

PENELOPE TOLLITT  
Head of Planning and Sustainability  
For and on behalf of the Council

## FURTHER INFORMATION:

**The plans & details considered include:** WDC1A and WDC2A.

### **Appeals to the Secretary of State**

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

As this is a decision to refuse planning permission for a **Householder Application** and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN . Tel: 0303 444 5000, e-mail: [enquiries@pins.gsi.gov.uk](mailto:enquiries@pins.gsi.gov.uk) or online at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs).

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

2

REFULZ PCWY 14/05445/FUL

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### **Purchase Notices**

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.