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App No : 17/06340/FUL App Type: Full Application

Application for : Householder application for construction of two storey side and rear extensions including new gable wall, x1 new dormer window, front porch and detached single storey outbuilding (alternative scheme to PP 16/07579/FUL)

At 33 Verney Avenue, High Wycombe, Buckinghamshire, HP12 3ND

Date Received : 04/05/17 Applicant : Mr Amir Akhtar

Target date for Decision 29/06/17

1. **Summary**

- 1.1. Retrospective planning permission is sought for the construction of a two storey side extension and rear extensions including new gable wall, a new rear dormer window, front porch and detached single storey outbuilding.
- 1.2. This proposal is an alternative scheme to an earlier application already granted planning permission under reference 16/07579/FUL, the only differences being the introduction of the rear dormer and the outbuilding.
- 1.3. The proposal is considered to respect the established character of the existing property and the street scene and will not appear overtly prominent in the wider area. It raises no issues in respect of neighbouring amenity and sufficient on-site parking can be accommodated to serve the needs of the extended property.
- 1.4. The development is thus considered to accord with Development Plan Policy and is recommended for approval.

2. **The Application**

- 2.1. Retrospective planning permission is sought for the construction of a two storey side extension and rear extensions including new gable wall, a new dormer window, front porch and detached single storey outbuilding. This proposal is an alternative scheme to an earlier application already granted planning permission under reference 16/07579/FUL.
- 2.2. The rear roof dormer is approximately 7.6m in width and 2.1m in height with a flat roof. It is set in from the existing eaves and is set down lower than the roof of the main ridge. Two windows are proposed within the dormer and these would serve a bathroom and a bedroom.
- 2.3. The detached outbuilding is located to the rear of the dwelling and is approximately 7.2m in width 4.6m in depth with a pitched roof. The roof of the proposal measures approximate 2.3m to eaves height and 3.6m to ridge; set down significantly lower than the roof of the main dwelling. Fenestration is proposed to the front elevation only.
- 2.4. The application site comprises a semi-detached house sited on the west side of Verney Avenue opposite, Wycombe Hills Day Services. The area is predominately residential and the surrounding properties are a mixture of detached and semi - detached properties of various sizes, design and characteristics; creating a varied street scene.
- 2.5. The rear roof dormer and the detached outbuilding are the only changes to the original scheme (16/07579/FUL) and as such only these elements have been

assessed as part of the process for determining this planning application.

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 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

3.2. In this instance the application was considered acceptable as submitted by officers and is reminded for approval.

4. Relevant Planning History

4.1. 16/07579/FUL – Householder application for construction of two storey side and rear extensions including new gable wall and front porch – Permitted (A copy of the approved plans is attached at Appendix C).

4.2. 16/06728/FUL - Householder application for construction of part two storey, part single storey front, side and rear extension- Refused at Planning Committee due to an undue loss of light to and outlook from, the ground floor rear facing window and the adjacent Patio of no 35 Verney Avenue.

5. Issues and Policy considerations

Principle and Location of Development

Adopted Local Plan (ADLP): G3 (General Design Policy), G8 (Detailed Design Guidance and Local Amenity, H17 (Extensions and Other Developments within Residential Curtilages) and T2 (On-site Parking and Servicing) and Appendix 4

Core Strategy Development Planning Document (CSDPD): CS19 (Raising the Quality of Place-Shaping and Design).

Adopted Delivery and Site Allocations Plan (DSA): DM1 (Presumption in Favour of Sustainable Development) DM 34 (Placemaking and Design Quality), DM35 (House Extensions and other Development within Residential Curtilage).

5.1. There is no objection to the principle of residential properties within an existing residential area being extended providing the proposals comply with relevant development plan policies and, subject to other material considerations. In this instance a two storey extension of this scale has already been approved under 16/07579/FUL the only changes being the addition of the rear dormer and the outbuilding.

The impact of the development on the character and appearance of the existing building and the area in general

ADLP: Policies G3 (General Design Policy) and G8 (Detailed Design)

CSDPD: CS19 (Raising the Quality of Place-Shaping and Design)

5.2. Verney Avenue is characterised by a mixture of properties of various, sizes and markedly different characteristics, many of which already have extension and outbuildings to the rear.

5.3. The proposed two storey extension whilst substantial is considered commensurate with the scale of the existing property and will not appear overly dominant. The design of the extension is basically unchanged from that approved under 16/07579/FUL except for the addition of the rear dormer. The dormer is set well

down from the ridge and in from the eaves and consequently will not appear over dominant in the roof slope.

- 5.4. The outbuilding is set close to the rear and site garden boundaries and only needs consent as it is within 1m of the boundary with No. 35 Verney Avenue. It is of a reasonable size and scale compared with the size of the garden and not dissimilar to other outbuildings to be found in the local area. A non-severance condition is however considered prudent in this instance to prevent the outbuilding from being used independently from the main house.
- 5.5. Both elements of this scheme are located to the rear of the site and will therefore not be readily visible from the public domain. Consequently they will have no significant impact on the street scene or on the character and appearance of the wider area that would justify refusing planning permission.

The impact of the development on the residential amenities of the surrounding neighbours

ADLP: Policies G3 (General Design Policy) and G8 (Detailed Design) G15 (Noise Pollution)

CSDPD: Policy CS19 (Raising the Quality of Place-Shaping and Design)

- 5.6. Although the dormer window in the rear roof slope results in an increase in mass and bulk to the rear of the dwelling it does not impinge on the councils light angle guidelines when being measured from the nearest habitable window from any neighbouring property. It therefore has no significant impact to any neighbouring property with regard to loss of light.
- 5.7. It has been acknowledged that concern had been raised with regard to the potential for overlooking from the new roof dormer window as a result of this development. The roof dormer is however situated in the rear roof slope and looks out onto the host dwelling rear amenity space, providing only oblique viewing into neighbouring gardens. In any case given the fenestration already existing at first floor level the roof dormer does not afford any further overlooking potential than that already existing. It is important to note that a smaller dormer contained wholly within the original roof slope, with additional fenestration, could be constructed under permitted development.
- 5.8. The outbuilding has raised concern from the neighbour at 35 Verney Avenue with regard to loss of light and overbearing issues.
- 5.9. Although the outbuilding may be visible over the intervening fence with an eaves height of 2.4m and an overall height to the ridge of 3.55m the outbuilding it is not consider to cause an undue loss of light or outlook from the adjoining gardens. Although the outbuilding is sited near to the shared side boundary with no 35 Verney Avenue due to the significant distance between any habitable living accommodation and the outbuilding no significant impact would occur to any neighbouring amenities as a result of this development.
- 5.10. When considering the above no significant impact is considered to occur with regard to loss of light, overlooking or overbearing issues as a result of this development that would justify refusing planning permission.

The impact of the development on the local highway with regard to parking and access_ADLP: Policy T2 (on-site parking and servicing CSDPD: Policies CS20 (Transport and infrastructure)

- 5.11. The Buckinghamshire Countrywide Parking Guidance Policy document requires that a dwelling of this size requires parking for 3 cars. The application site could accommodate three cars on-site to the front of the dwelling. In addition to on-site parking further on –street parking is available in the area on an ad hoc-basis.

Recommendation: Application Permitted

- 1 The development hereby permitted shall be built in accordance with the details contained in the planning application hereby approved and plan numbers AA/003/16, AA/001/16 REV C, AA/002/16 REV C, WDC1, WDC2, WDC2a & WDC3; 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.
- 2 The materials to be used for the external surfaces, including walls, roofs, doors and windows shall be of those indicated in the application.
Reason: To secure a satisfactory external appearance.
- 3 The detached outbuilding hereby permitted shall only be used in connection with and ancillary to the occupation of the main dwellinghouse and shall at no time be severed and occupied as a separate independent unit.
Reason: To prevent the undesirable establishment of a separate independent unit not in accordance with the policies for the area.
- 4 The development shall not be brought into use until the 2 parking spaces have been laid out in accordance with drawing No WDC2. The parking spaces shall thereafter be kept for the parking of vehicles and no other purposes.
Reason: To ensure that sufficient parking provision is provided for the dwelling and is permanently retained.
- 5 No further windows, doors or openings of any kind shall be inserted in the flank elevations of the development hereby permitted without the prior, express planning permission of the Local Planning Authority.
Reason: To safeguard the privacy of occupiers of the adjoining properties.

INFORMATIVE

- 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;
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 - by adhering to the requirements of the Planning & Sustainability Customer Charter.

In this instance the agent was updated after the initial site visit and provided with advice that the external walls of the replacement shed/kennel should be timber clade as opposed to the proposed rendering; this would minimise any potential impact on the street scene. The agent responded by submitting amended plans showing the proposal to be timber clad. The amendments to the proposal were found to be acceptable.