

Contact: Valerie Bailey DDI No. 01494 421548  
App No : 17/06493/FUL App Type: Full Application  
Application for : Householder application for construction of detached garden room with a decking to the front (retrospective)  
At Valley View, Toweridge Lane, High Wycombe, Bucks, HP12 4DH.  
Date Received : 05/06/17 Applicant : Mrs Elizabeth Trobridge  
Target date for Decision 31/07/17

## 1. **Summary**

- 1.1. The application proposes the retention of a detached timber garden room with decking to the front.
- 1.2. The building is considered to be have acceptable design and appearance in this location. It would not result in undue loss of light to neighbouring properties, nor is it considered to result in an unacceptable degree of overlooking. The application is therefore recommended for approval.

## 2. **The Application**

- 2.1. The property is a timber clad outbuilding with shallow mono pitch roof and has full length glazed doors in the elevation facing the house. It has a footprint of 3.8 x 5.8 metres and is sited across the end of the rear garden.
- 2.2. The outbuilding is set on sloping ground which falls both from the rear boundary towards the house and across the site from west to east. Taken by itself the building measures 2.5 metres in height from its floor to the top of the roof at the front, and 2.2 metres at the rear, however the height relative to ground level varies due to the slope of the site. Where the ground level is lowest the roof is approximately 3.3 metres above ground level.
- 2.3. A raised deck has been constructed across the front of the building, to create a level platform.
- 2.4. The site is in an established residential area of High Wycombe and Buckinghamshire County Parking Guidance zone A.

## 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 applicant/agent was updated of any issues after the initial site visit,
  - the application was acceptable as submitted and no further assistance was required, and,
  - the application was considered by the Planning Committee where the objectors

had the opportunity to address the committee and the applicant/agent had the opportunity to respond.

#### **4. Relevant Planning History**

- 4.1. 04/05746/FUL - Construction of single storey rear extension. . Permitted and implemented

#### **5. Issues and Policy considerations**

##### **Principle and Location of Development**

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

DSA: DM1 (Presumption in favour of sustainable development),

Draft New Local Plan: CP1 (Sustainable Development), CP3 (Settlement Hierarchy), DM32 (Accessible locations, sustainable transport and parking)

- 5.1. The site is a residential property within an existing built up area and the erection of an outbuilding in the rear garden is therefore acceptable in principle subject to the details of the development according with the relevant policies in the development plan relating to matters such as design.

##### **Transport matters and parking**

ALP: T2 (On – site parking and servicing),

CSDPD: CS20 (Transport and Infrastructure)

Draft New Local Plan: DM32 (Accessible locations, sustainable transport and parking)

- 5.2. The development does not generate any additional requirement for on-site parking.

##### **Raising the quality of place making and design**

ALP: G3 (General design policy), G8 (Detailed Design Guidance and Local Amenity

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

Draft New Local Plan: DM34 (Placemaking and design quality)

- 5.3. The property is a timber clad outbuilding with shallow mono pitch roof. A raised deck has been constructed across the front of the building, which has full length glazed doors in the elevation facing the house.

- 5.4. The design of the building is in keeping with the residential nature of the property. The building is of domestic scale and appearance with the rear garden in an established residential area. It is therefore considered to be in keeping with the surrounding area in terms of its appearance and proportions and there are no objections to the building in design terms.

##### **Amenity of neighbouring properties**

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)

Draft New Local Plan: DM34 (Placemaking and design quality)

- 5.5. The size and position of the outbuilding relative to adjacent dwellings is such that it does not result in an undue loss of light or an unacceptable degree of enclosure.
- 5.6. There are windows and a door that face back towards the rear of the dwelling and to the rear elevations of the adjoining properties. However, these are considered not to cause additional overlooking or an undue loss of privacy than that which existed on site prior the development taking place. This is helped by fencing and mature vegetation on the boundaries and whilst most of this is deciduous it does give screening to the adjoining properties.
- 5.7. Number 15 Toweridge Lane is set at a higher level and screened by a panel fence with planting behind in the garden of no. 15 which comes above the top of the fence. Parkside and October are set on a lower ground level. There is a close boarded

fence on the boundary to Parkside with shrub planting in the garden of Parkside which gives a good degree of screening. The rear of October is around 20 metres from the outbuilding and views are at an oblique angle.

- 5.8. It should be noted that the inclusion of the decking / verandah, means that the outbuilding requires permission, however without the decking the outbuilding may be permitted development. In determining the application the Committee should have regard to the fall-back position in that the applicant could remove the decking in front of the outbuilding.

### **Weighing and balancing of issues – overall assessment**

- 5.9. This section brings together the assessment that has so far been set out in order to weigh and balance relevant planning considerations in order to reach a conclusion on the application.
- 5.10. In determining the planning application, section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. In addition, Section 143 of the Localism Act amends Section 70 of the Town and Country Planning Act relating to the determination of planning applications and states that in dealing with planning applications, the authority shall have regard to:
- a) Provision of the development plan insofar as they are material
  - b) Any local finance considerations, so far as they are material to the application (in this case, CIL)
  - c) Any other material considerations
- 5.11. As set out above it is considered that the proposed development would accord with the development plan.

## **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 WDC1, WD2, A1, B1, C1 and D1 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.

### **INFORMATIVE(S)**

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

In this instance the application was acceptable as submitted and no further assistance was required.