

Contact: Trisha May DDI No. 01494 421523

App No : 17/06814/FUL App Type : FUL

Application for : Erection of two storey side/rear extension, single storey rear extension with new pitched roof to existing rear flat roofed element, extension to existing lower ground floor rear with new steps to ground floor rear. New front porch with pitched roof to existing ground floor front with alterations to fenestrations & new stone cladding to existing (alternative scheme to 16/07698/FUL)

At 2 Knights Hill, High Wycombe, Bucks, HP12 3NX

Date Received : 20/07/17 Applicant : Mr Shakhill A Kayani

Target date for decision: 14/09/17

1. Summary

- 1.1. Full planning permission is sought for the construction of a two-storey side/rear extension that would provide annexe accommodation on the ground floor consisting of two rooms and a shower room with connecting internal door through to the main dwelling, and two further bedrooms and a shower room at first floor level for the main dwelling.
- 1.2. The single-storey rear extension would provide an enlarged kitchen with its lean-to pitched roof extending over the existing flat roofed rear extension. The existing rear lower ground floor store is to be enlarged to form a bigger store, a w.c. and a utility room, with this lower ground floor continuing to be accessed externally only and new external steps are being provided to give external access to and from the rear garden up to the rear ground floor of the enlarged property.
- 1.3. A larger pitched roof front porch is to be provided with a tiled canopy roof extending across the whole front width of the extended dwelling. The front elevation of the extended dwelling would be finished in stone facings, with the remainder of the property being in brickwork to match the existing dwelling.
- 1.4. The application was amended during its processing with the front glazed door and sidelights of the annexe accommodation being altered to a matching window. The amended development is considered to maintain and complement the existing character and appearance of the dwelling, with the use of good quality, natural and/or complementing materials to be used.
- 1.5. The amended development is considered to have an acceptable and complementing character and appearance that would maintain and preserve the established character and appearance of the surrounding residential location, whilst having an acceptable impact upon the residential amenities of the neighbouring properties.
- 1.6. The amended development is therefore considered to comply with all Local Plan policies is recommended for approval.

2. The Application

- 2.1. Number 2 knights Hill is a modern, detached, two-storey, brick dwelling under a pitched tiled roof that is sat within an almost rectangular-shaped garden plot, close to the road junction with Deeds Grove. The property has an access road located immediately on its Western side garden boundary, providing vehicular access for the properties located at the rear in Dean Close and Baronsmead Road. The property is adjoined by similar detached dwellings, with semis being located to the rear, and is located within a mixed residential area that has a rising land level.

- 2.2. The majority of the development has already been approved for the property under planning reference 16/07698/FUL, and this approved development has commenced on site. The current application is therefore applying for an alternative form of development for the property that includes the rear lower ground floor extension with steps from the rear garden up to the ground floor; the enlarged front porch and front canopy addition; together with some minor fenestration and internal layout changes.
- 2.3. These new elements will be considered as the current application, with all other elements having already been fully considered, reported and approved by the previous Planning Officer.
- 2.4. The front porch has a simple and traditional appearance that ties-in with the existing front gabled projection of the property and this, together with the tiled front canopy feature, have an attractive appearance that complements and adds interest to, the front elevation of the extended property, whilst positively connecting the host dwelling to the side extension.
- 2.5. The rear lower ground floor extension enlarges the existing basement store and provides a w.c. and a small utility room. This addition also contains the rear stepped access up to the ground floor, with this rear element being constructed in brickwork to match the host dwelling and having metal railings enclosing the steps and the landing area to the rear entrance door.
- 2.6. The rear extension has a width of 3.5m and depth out from the property's existing rear elevation of 1.2m, thereby appearing modest and subordinate to the height and scale of the main dwelling.
- 2.7. The altered fenestration includes the replacement of the front glazed door and sidelights to the single-storey annexe accommodation with a window to match the size and design of the first floor window above, which better complements the front appearance of the dwelling and results in the property appearing as one dwelling from the front street aspect.
- 2.8. The application is accompanied by:
 - A red edged site location plan;
 - A proposed block plan and parking layout;
 - Existing and proposed floor plans;
 - Existing and proposed elevation drawings.
- 2.9. The Council have 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

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

In this instance:

- the applicant/agent was updated of any issues after the initial site visit, which related to the already inserted front glazed door and sidelights of the annexe

accommodation resulting in the property appearing as a pair of semis from the front aspect and could therefore easily allow the annexe accommodation to become a totally separate or second unit of residential accommodation on this single-dwelling plot.

- the applicant/agent responded by submitting suitably amended plans that replaced the front annexe door and side glazing with a matching window, which were found to be acceptable and permission was then recommended. This work has been carried out.

4. Relevant Planning History

- 4.1. 07/06667/FUL granted permission for a two-storey side and rear extension, a single-storey rear extension with new pitched roof to existing rear extension. Not implemented.
- 4.2. 16/07698/FUL granted permission for a two-storey side and rear extension, single-storey rear extension with new pitched roof to existing rear extension (part-implemented on site).
- 4.3. 17/05271/FUL was refused permission for the construction of a two-storey side extension and part two-storey/part first floor rear extension, with new pitched roof to existing rear extension (alternative scheme to pp 16/07698/FUL). This application was refused for the following reason:

The proposed two storey rear extension, by virtue of its height and depth would result in an un-neighbourly form of development. It would result in an undue loss of light to and outlook from, the ground floor rear facing windows of nos. 6 and 8 Deeds Grove and in the overlooking of the rear of both properties and rear gardens. As a result it would be to the detriment of the amenity of its occupiers of both dwellings.

The proposal is thus considered to be contrary to policies G3 (General Design Policy), G8 (Detailed Design Guidance and Local Amenity) and H17 (Extensions and Other Developments within Residential Curtilages) of the Adopted Wycombe District Local Plan to 2011 (as saved, extended and partially replaced) and Policy CS19 (Raising the Quality of Place Shaping and Design) of the Wycombe Development Framework Core Strategy DPD (Adopted July 2008).

- 4.4. This refused scheme included extensions to the rear of the dwelling at first floor level which resulted in the harm. The extensions are now single storey and therefore differ from the refused scheme.

5. Issues and Policy considerations

Principle and Location

Adopted Local Plan (ALP): Policies H17, G3, G8, T2.

Core Strategy DPD (Adopted July 2008): Policies CS19, CS20.

Additional Guidance: Buckinghamshire County Parking Guidance.

Draft New Wycombe District Local Plan June 2016: Policies DM 32 (Accessible Locations, Sustainable Transport and Parking), DM 34 (Placemaking and Design Quality), DM 35 (House Extensions and other Development within Residential Curtilage).

However, as this document has not been through Examination, the application of these draft policies holds limited weight.

- 5.1. The application site is located within an established residential area. Given this policy context, the amended development is considered to be acceptable in principle, subject to compliance with the relevant planning policies with regards to the impact of the development upon the established character of the area and the residential amenity issues, etc.

- 5.2. Accordingly, the development is not now proposed in association with any intensification of residential use and will be conditioned to remain as a single dwelling unit. The proposed development is required to provide an enhanced level of modern-day living accommodation for the existing owners and their family. Accordingly, the principle is acceptable.

Design and Appearance of the Development

Adopted Local Plan (ALP): H17, G3, G8;

Core Strategy Development Planning Document (CSDPD): CS19;

Draft New Wycombe District Local Plan June 2016: Policies DM 34 (Placemaking and Design Quality),

- 5.3. Whilst the addition of the larger front porch and tiled canopy roof would be visible within the street scene, these are a modest and traditionally-styled porch and lean-to roof form that positively contribute to the front character and appearance of the dwelling, and which are not uncommon within most residential areas. The front additions would not therefore appear visually detrimental or out of keeping in this location.
- 5.4. The replacement of the front annexe door and side glazing with a matching window would result in the front elevation of the extended dwelling having a more balanced and traditional appearance that would complement the central location of the new front entrance porch. Accordingly, this element of the proposal is now considered to be acceptable.
- 5.5. The modest rear extension and rear steps would appear subordinate in form and scale to the extended dwelling and would provide the family with enhanced living facilities that would not harm the rear character or appearance of the dwelling. The amended development is considered to be acceptable in terms of its design and appearance.

Impact of the proposal on the amenities of neighbouring properties

Adopted Local Plan (ALP): G3, G8, H17

Core Strategy Development Planning Document (CSDPD): CS19;

Draft New Wycombe District Local Plan June 2016: Policy DM 34 (Placemaking and Design Quality)

- 5.6. The new or replacement windows and glazing proposed within the development would not gain any significantly increased levels of viewing potential towards the neighbouring properties or their rear garden areas than may already be achieved from the existing glazed openings of the property. The development proposed would comply with this Authority's adopted light angles guidance in respect of the adjacent neighbouring properties, with No.4 being separated from the application property by the side access road.
- 5.7. The amended development is therefore considered to have an acceptable impact upon existing neighbouring amenity levels.

Impact of the proposal on parking and highway safety

Adopted Local Plan (ALP): T2;

Core Strategy Development Planning Document (CSDPD): CS20;

Additional Guidance: Buckinghamshire County Parking Guidance

Draft New Wycombe District Local Plan June 2016: Policy DM 32 (Accessible Locations, Sustainable Transport and Parking)

- 5.8. The resulting 11 habitable-roomed dwelling which is located within Parking Area A, would require 3 parking spaces to be available within the site. The submitted plans indicate that the front garden area would provide three open parking spaces, which is considered to be acceptable for the extended dwelling. No further parking provision is therefore required by this proposal.

- 5.9. Additional hardstanding, patios or driveway areas are normally considered to be Permitted Development when located within a residential curtilage.

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 '2/0', '2/1 Rev C', '2/2', '2/3 Rev B', '2/4', '2/4 roof plan', '2/4a Rev B', '2/5', '2/6 Rev C', '2/8 Rev B' and 'WDC 1', 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 the same colour, type and texture as those used in the existing building, or as stated within the application hereby approved, unless the Local Planning Authority otherwise first agrees in writing.
Reason: To secure a satisfactory external appearance.
- 3 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.
- 4 Notwithstanding any other details shown on the plans hereby approved, the first floor shower room window to be inserted in the Western flank elevation of the extension/dwelling shall, up to a minimum height of 1.7 metres above finished floor level, be fixed shut (without any opening mechanism) and glazed in obscure glass. The window shall thereafter be retained as such.
Reason: In the interests of the amenity of neighbouring properties.
- 5 The rear lower ground floor development and the ground floor annexe development hereby permitted shall only be occupied in connection with and ancillary to the occupation of the existing dwelling and shall at no time be severed and occupied as separate independent units.
Reason: To prevent the undesirable establishment of separate independent units not in accordance with the policies for the area.
- 6 The scheme for parking 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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