



Planning Committee

Date: 15 November 2017
Time: 7.00 pm
Venue: Council Chamber
District Council Offices, Queen Victoria Road, High Wycombe Bucks

Membership

Chairman: Councillor P R Turner
Vice Chairman: Councillor A Turner

Councillors: Mrs J A Adey, M Asif, Ms A Baughan, S Graham, C B Harriss, A E Hill, D A Johncock, A Lee, N B Marshall, H L McCarthy, Ms C J Oliver, S K Raja, N J B Teesdale and C Whitehead

Standing Deputies

Councillors H Bull, D J Carroll, M Hanif, M A Hashmi, A Hussain, M Hussain, M E Knight, Mrs W J Mallen and L Wood

Fire Alarm - In the event of the fire alarm sounding, please leave the building quickly and calmly by the nearest exit. Do not stop to collect personal belongings and do not use the lifts. Please congregate at the Assembly Point at the corner of Queen Victoria Road and the River Wye, and do not re-enter the building until told to do so by a member of staff.

Filming/Recording/Photographing at Meetings – please note that this may take place during the public part of the meeting in accordance with Standing Orders. Notices are displayed within meeting rooms.

Agenda

Item		Page
1.	Apologies for Absence To receive apologies for absence.	
2.	Minutes of the Previous Meeting To confirm the Minutes of the meeting of the Planning Committee held on 18 October 2017 (attached).	1 - 4
3.	Declarations of Interest To receive any disclosure of disclosable pecuniary interests by Members relating to items on the agenda. If any Member is uncertain as to whether an interest should be disclosed, he or she is asked if possible to contact the District Solicitor prior to the meeting.	

Members are reminded that if they are declaring an interest, they should state the nature of that interest whether or not they are required to withdraw from the meeting.

Planning Applications

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| 4. | Planning Applications | |
| 5. | 17/05241/FUL - Wharf Business Centre, Wharf Lane, Bourne End, Bucks, SL8 5RU | 5 - 32 |
| 6. | 17/06814/FUL - 2 Knights Hill, High Wycombe, Bucks, HP12 3NX | 33 - 51 |
| 7. | 17/07081/FUL - 32 Fennels Way, Flackwell Heath, Bucks, HP10 9BY | 52 - 66 |

Other items

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| 8. | Pre-Planning Committee Training / Information Session | 67 |
| 9. | Appointment of Members for Site Visits
To appoint Members to undertake site visits on Tuesday 12 December 2017 should the need arise. | |
| 10. | Delegated Action undertaken by Planning Enforcement Team | 68 - 70 |
| 11. | File on Actions Taken under Delegated Authority
Submission of the file of actions taken under delegated powers since the previous meeting. | |
| 12. | Supplementary Items (if any)
If circulated in accordance with the five clear days' notice provision. | |
| 13. | Urgent items (if any)
Any urgent items of business as agreed by the Chairman. | |

For further information, please contact Liz Hornby (01494) 421261, committeeservices@wycombe.gov.uk

Planning Committee Mission Statement

The Planning Committee will only determine the matters before it in accordance with current legislation, appropriate development plan policies in force at the time and other material planning considerations.

Through its decisions it will:

- Promote sustainable development;
- Ensure high quality development through good and inclusive design and the efficient use of resources;
- Promote the achievement of the approved spatial plans for the area; and
- Seek to improve the quality of the environment of the District.

(As agreed by the Development Control Committee on 7 January 2009).

Mandatory Planning Training for Planning and Regulatory & Appeals Committee Members

A new Member (or Standing Deputy) to either the Planning or Regulatory & Appeals Committees is required to take part in a compulsory introductory planning training session.

These sessions are carried out at the start of each New Municipal Year usually with a number of 'new Planning & R&A Members/Standing Deputies' attending at the same time.

All Members and Standing Deputies of the Planning and Regulatory & Appeals Committee are then, during the municipal year, invited to at least two further training sessions (one of these will be compulsory and will be specified as such).

Where a new Member/Standing Deputy comes onto these committees mid-year, an individual 'one to one' introductory training session may be given.

No Member or Standing Deputy is permitted to make a decision on any planning decision before their Committee until their introductory training session has been completed.

Members or Standing Deputies on the Committees not attending the specified compulsory session will be immediately disqualified from making any planning decisions whilst sitting on the Committees.

This compulsory training session is usually held on two occasions in quick succession so that as many members can attend as possible.

Please note the pre planning committee training / information session held on the evening of Planning Committee do NOT constitute any qualification towards decision making status.

Though of course these sessions are much recommended to all Planning Members in respect of keeping abreast of Planning matters.

Note this summary is compiled consulting the following documents:

- Members Planning Code of Good Practice in the Council Constitution;
- The Member Training Notes in Planning Protocol as resolved by Planning Committee 28/8/13; and
- Changes to the Constitution as recommended by Regulatory & Appeals Committee.

Planning Committee Minutes

Date: 18 October 2017

Time: 7.03 - 9.45 pm

PRESENT: Councillor P R Turner (in the Chair)

Councillors M Asif, Ms A Baughan, C B Harriss, A E Hill, A Lee, N B Marshall, S K Raja, N J B Teesdale, A Turner and C Whitehead.

Standing Deputies present: Councillors M Hussain and Mrs W J Mallen.

Apologies for absence were received from Councillors: Mrs J A Adey, S Graham, D A Johncock, H L McCarthy and Ms C J Oliver.

LOCAL MEMBERS IN ATTENDANCE

Councillor Mrs L M Clarke OBE
Councillor Z Ahmed

APPLICATION

17/06340/FUL
17/06493/FUL

53 MINUTES OF THE PREVIOUS MEETING

RESOLVED: That the minutes of the Planning Committee meeting held on 20 September 2017 be approved as a true record and signed by the Chairman.

54 DECLARATIONS OF INTEREST

17/06340/FUL: Cllr S Raja declared a personal interest as he knew the objector. He therefore left the chamber and took no part in the determination of this application.

55 PLANNING APPLICATIONS

RESOLVED: that the reports be received and the recommendations contained in the reports, as amended by the update sheet, where appropriate, be adopted, subject to any deletions, updates or alterations set out in the minutes below.

56 17/06340/FUL - 33 VERNEY AVENUE, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP12 3ND

Following a tied vote and the Chairman exercising his Casting Vote, the Committee voted in favour of the motion to approve the application subject to the amended Conditions as laid out in the Update Sheet.

RESOLVED: that the application be approved subject to revised Conditions.

The Committee was addressed by Councillors Mrs L Clarke, OBE and A Hill, the local Ward Members.

The Committee was addressed by Mr Bill Reid in objection.

(Councillor S Raja declared an interest with withdrew from the meeting taking no further part or voting on the item).

57 17/06493/FUL - VALLEY VIEW, TOWERIDGE LANE, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP12 4DH

The Committee voted in favour of the motion to approve the application.

RESOLVED: that the application be approved.

The Committee was addressed by Councillor Z Ahmed, the local Ward Member.

The Committee was addressed by Mr Steve Hughes in objection and Ms Liz Towbridge, the applicant.

58 17/06581/FUL - LAND REAR OF 7 HIGH STREET, MARLOW, BUCKINGHAMSHIRE, SL7 1AY

Following a tied vote and the Chairman exercising his Casting Vote, the Committee voted in favour of the motion to defer the application to seek survey information held by Buckinghamshire County Council regarding on-street car parking in Marlow. Then to provide this, and the survey information gathered by Wycombe District Council regarding off-street car parking, to the Highway Authority Officer who had made comment on this application to see whether this evidence altered his view.

RESOLVED: that the application be deferred for the reasons given above.

The Committee was addressed by Mr Martin Blunkell in objection and Mr Jeremy Evans, the agent on behalf of the applicant.

59 17/06691/REM - OS PARCEL 9166 BOXER ROAD & OS PARCEL 6576 WALNUT TREE LANE, BARN ROAD, LONGWICK, BUCKINGHAMSHIRE

The Committee voted in the favour of the motion to approve the application as set out subject to the amended conditions set out in the update sheet.

RESOLVED: that the application be approved subject to amendments.

The Committee was addressed by Councillor C Harriss, the local Ward Member.

60 17/06702/FUL - LAND INCLUDING LEIGH COURT, WHEELERS YARD, COMMERCIAL SQUARE, BIRCH, MALVERN AND LLANBERIS HOUSES, LEIGH STREET, HIGH WYCOMBE, BUCKINGHAMSHIRE

Members requested that, if possible, a mechanism be used to review viability in the latter phase of the development. Subject to this request Members voted in favour of the motion that the Head of Planning and Sustainability be given delegated authority to grant Conditional Permission provided that a Planning Obligation was made to secure the matters set out in the report. Or to refuse permission if an Obligation could not be secure.

RESOLVED: that the Head of Planning and Sustainability be given delegated authority to grant Conditional Permission provided that a Planning Obligation or other agreement was made to secure the matters outlined above.

The Committee was addressed by Councillor M Asif, the local Ward Member.

61 PRE-PLANNING COMMITTEE TRAINING / INFORMATION SESSION

The Committee noted in their agenda that there was no pre-committee training / information session scheduled. However, since the agenda had been published, a developer had come forward with a request to make a presentation to Members in relation to Slate Meadow. This session would take place on Wednesday 15 November at 6.00pm in Committee Room 1.

62 APPOINTMENT OF MEMBERS FOR SITE VISITS

RESOLVED: That in the event that it was necessary to arrange site visits on Tuesday 14 November 2017 in respect of the agenda for the meeting on Wednesday 15 November 2017, the following Members be invited to attend with the relevant local Members:

Councillors: Ms A Baughan, Maz Hussain, T Lee, N B Marshall, N J B Teesdale, A Turner, P R Turner and C Whitehead.

63 DELEGATED ACTION UNDERTAKEN BY PLANNING ENFORCEMENT TEAM

Noted.

64 FILE ON ACTIONS TAKEN UNDER DELEGATED AUTHORITY

The file on actions taken under delegated authority since the previous meeting was circulated for the Committee's attention.

Chairman

The following officers were in attendance at the meeting:

Ms G Hastings

Technical Planning Assistant

Mrs L Hornby

Senior Democratic Services Officer

Ms T Krykant	Planning Solicitor
Mr P Miller	Technical Officer
Mr A Nicholson	Development Manager
Mrs S Nicholson	Principal Development Management Officer
Mr C Power	Development Management Team Leader
Mr C Steuart	Development Management Team Leader (Major Development and Design)

Agenda Item 5.

Contact: Sarah Armstrong DDI No. 01494 421916

App No : 17/05241/FUL App Type : FUL

Application for : Demolition of existing buildings and erection of a 2.5-storey block of sheltered housing for the elderly comprising 21 apartments (3 x one bedroom apartments and 18 x two bedroom apartments) with communal owners lounge and concierge office; associated parking space, refuse bin store, electric pavement buggies/cycle store and modification of existing vehicular/pedestrian access onto Wharf Lane

At Wharf Business Centre, Wharf Lane, Bourne End, Bucks, SL8 5RU

Date Received : 27/02/17 Applicant : Renaissance Retirement Ltd And Rosecourt Properties Ltd

Target date for decision: 29/05/17

1. Summary

- 1.1. The site is an existing scattered business site which has a history of residential development proposals. Whilst the Council was minded to approve the last scheme in 2012 a S106 agreement to secure affordable housing was never signed and the application was withdrawn.
- 1.2. The current policy framework requires that evidence be submitted to demonstrate that the site is no longer practicable for employment uses or similar uses including community facilities. Satisfactory marketing evidence has been provided which means that there is no in principle objection to the redevelopment of the site for residential purposes.
- 1.3. The scheme for the site is a 21 unit sheltered housing scheme with communal facilities. The accommodation is provided in one central block with three wings close to the east, south and western boundaries. This design is a response to the island nature of the site which is surrounded by existing residential properties and an attempt to restrict habitable development close to the boundaries. The careful design of habitable windows and the existing vegetation and proposed landscaping strategy are integral elements to ensuring that reasonable degrees of privacy can be maintained within and out of this constrained site.
- 1.4. Given the close proximity of the residential properties that surround the site and the shallow garden depths of those properties there are challenges to ensuring satisfactory amenity for future residents and maintaining satisfactory residential amenity for existing neighbours. Although the business site is almost empty and has very low levels of activity the site has no restrictions on the nature of potential business users and therefore there remains a potential conflict between existing use and impact on residential amenity. This has been the case in the past.
- 1.5. The design has been amended to remove some balconies and a detailed landscaping strategy has been submitted to demonstrate how landscape can mitigate against some of the impact of the development.
- 1.6. There are no objections raised to the redevelopment from a sustainable drainage or ecology point of view. A land contamination report and scheme of mitigation will be required by condition given the existing business use of the site.
- 1.7. There is a potential conflict between refuse and delivery vehicles and other vehicles given the constrained nature of the access. However the Highways Authority consider that the proposed development will represent an improvement over the existing situation.

- 1.8. There are 21 car parking spaces proposed which equates to one per unit. This is significantly in excess of the requirement of 1 per 3 units in the parking guidance. However local concerns have been raised about this level being inadequate. Whilst the development is restricted to the over 60's it should be acknowledged that the typical age of occupiers on first occupation of homes provided by Renaissance Retirement is 79 and a reasonable proportion of residents give up their cars on taking up residence.
- 1.9. Despite a viability report being submitted by the applicant it has been agreed that a commuted sum contribution will be made on a "without prejudice basis" which would be in line with the policy requirement.
- 1.10. The design does not meet all the residential design guidance and a balancing exercise has been undertaken. As a consequence the application is recommended for conditional permission subject to a S106 agreement to secure an affordable housing contribution.

2. The Application

- 2.1. This is an existing employment site which is considered to be one of the District's scattered business sites. Whilst most of the buildings are no longer occupied it has provided a range of B Class employment uses. The site comprises single and two storey office and warehouse accommodation in 9 separate units. They are older style premises and there is a single point of access along a narrow entrance between two residential properties. The site is surrounded by residential properties but is well located to Bourne End shopping facilities.
- 2.2. The proposal is to demolish the existing buildings and provide a single block of accommodation providing 21 apartments for older people. There are to be 3 one bedroom units and 18 two bedroom units. The accommodation is provided over three floors with the top floor accommodation being located within the roof space. Within the building there is communal facilities and a concierge office. The external area will provide 21 parking spaces, refuse bin storage and storage for electric buggies and/or cycle storage. The grounds will be landscaped with a garden patio feature and croquet lawn.
- 2.3. A landscaping plan has been submitted to demonstrate how the site and the boundaries will be landscaped.
- 2.4. The application is accompanied by:
 - a) Planning Statement
 - b) Design and Access Statement
 - c) Transport Assessment
 - d) Transportation Statement
 - e) Tree Survey
 - f) Arboricultural Assessment and Method Statement
 - g) Employment Land Availability Report
 - h) Marketing Evidence
 - i) Environmental Investigation Report
 - j) Statement of Community Involvement
 - k) Flood Risk and Drainage Strategy
 - l) Ecology Wildlife Checklist
 - m) Extended Phase 1 Habitat Survey
 - n) Land Contamination Assessment
- 2.5. Concerns were raised in respect of potential overlooking and additional information was requested in terms of a landscaping and planting plan, sections through the site and street scene drawings.
- 2.6. Amended drawings were received. These drawings removed a number of balconies and indicated the proposed landscaping along the boundaries.

- 2.7. Statement of Community Involvement. The applicant has carried out a community consultation exercise which has included an exhibition and meetings with concerned residents. The Council has also widely consulted on the planning application and the responses are summarised in Appendix A of this report and are available in full on our web site.

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,
- was provided with pre-application advice,
- The applicant was provided the opportunity to submit amendments to the scheme/address issues.
- The applicant was requested to provide additional evidence in terms of marketing for the site.
- The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.

4. Relevant Planning History

- 4.1. 12/07653/OUT Outline application with all matters reserved for the demolition of the existing commercial building and the redevelopment of the site for residential purposes. The Council was minded to grant, subject to the completion of a S106 agreement securing 40% of the bedspaces as affordable. The S106 was not signed and the application was withdrawn in January 2015.
- 4.2. 12/07194/OUT Outline application with all matters reserved for demolition of existing commercial buildings and re-development of the site for residential purposes. Application withdrawn.
- 4.3. 11/05723/FUL Demolition of existing buildings (B1 Business and B2 General Industrial 1058sm) and the construction of 2 x 2 bed dwellings, 4 x 3 bed dwellings and 4 x 4 bed dwellings (10 in total), shared access adjacent to Holly Bank & associated parking and landscaping. Application refused 09.06.2011. For the following reasons:
- Cramped overdevelopment of the site
 - Danger and inconvenience to users of the highway
 - No agreement to secure affordable housing
 - No agreement to secure contributions towards open space, secondary education, indoor sport and leisure and police services.
- 4.4. 09/06120/FUL Demolition of existing buildings (B1 business and B2 general industrial 1058sq m) and the construction of 3 X 2 bed, 4 X 3 bed, 4 X 4 bed houses (11 in total) and associated garages, new shared access, parking and bin stores. Refused on the grounds of lack of affordable housing or contribution towards it and a lack of a S106 agreement for other contributions required by the development.
- 4.5. 08/07577/FUL Demolition of existing buildings (B1 business and B2 general industrial 1058sq m) and the construction of 3 X 2 bed, 4 X 3 bed, 4 X 4 bed houses (11 in

total) and associated garages, new shared access, parking and bin stores. Refused on the grounds of adverse impact upon the amenities of the surrounding properties and of future resident; cramped form of development with excessive hardstanding and inadequate scope for landscaping; a lack of affordable housing or contribution towards it; a lack of a S106 agreement for other contributions required by the development; and an unacceptable mix of larger dwellings with no smaller dwellings proposed.

5. Issues and Policy considerations

Principle and Location of Development

CSDPD: CS1 (Overarching principles - sustainable development), CS2 (Main principles for location of development), CS12 (Housing provision)

DSA: DM1 (Presumption in favour of sustainable development), DM6 (Mixed-use development)

Draft New Local Plan: CP1 (Sustainable Development), CP3 (Settlement Hierarchy), CP4 (Delivering Homes), DM32 (Accessible locations, sustainable transport and parking)

- 5.1. This is previously developed land within the village of Bourne End. It is well located to the centre of Bourne End which has a variety of public transport options and there are a range of local shops available. The site is considered to be in a sustainable location.
- 5.2. The site is an existing business site although not a designated employment area. Policy DM5 Scattered Business Sites seeks to protect such sites. However the policy in line with the National Planning Policy Framework (NPPF) allows a degree of flexibility and responsiveness to market conditions. The residential redevelopment of this site may be acceptable if it can be demonstrated that the reuse of the site for employment uses is no longer practicable.

Employment issues

ALP: E2 (Existing business parks), E3 (Employment areas)

CSDPD: CS11 (Land for business)

DSA: DM5 (Scattered business sites)

Draft New Local Plan: CP5 (Delivering Land for Business), DM29 (Business parks and industrial areas)

- 5.3. A general report was initially submitted which details the shortcomings of the available accommodation. These are:
 - Poor quality buildings with low ceiling heights
 - Considerable expenditure required to bring them into lettable condition and they are still unlikely to be conducive to modern employment requirements
 - Narrow access located between residential premises
 - Limited parking and poor loading/unloading facilities
 - Site surrounded by residential properties which limits working outside of normal business hours
 - There are alternative employment sites which are more attractive in Bourne End
- 5.4. Whilst it is recognised that these are salient factors which affect this site this alone is not sufficient evidence to demonstrate that the site is no longer practicable for employment purposes.
- 5.5. Subsequently the applicant has submitted evidence from a commercial agent who was instructed to market the site on 18 February 2015. The site was marketed by emailing details to potential companies/individuals. The property also featured on the website of the agent's and as a standard property listing on relevant sites. To date the site remains on the market and available. The marketing lead to a number of enquiries which have been documented. Some possible users would potentially have caused noise, fumes or heavy traffic generation and were considered unsuitable for

the site. During the period of marketing up to the present day no offers have been received. The feedback from the marketing exercise has indicated that there have been issues related to the ceiling height, access for deliveries, inflexible internal layout and no visible frontage.

- 5.6. There are two units which remain occupied. One of the occupiers is provided rent free office space to provide some security for a largely vacant site but will be vacating the site in November. The other occupier is a festival/event organiser who uses part of the premises as an administrative office and storage of marquees/event equipment. They currently have a month by month rental contract but have indicated that they will also be vacating the premises in November 2017 to relocate to more suitable commercial premises.
- 5.7. This evidence indicates that the site has been marketed for a sufficient period of time to indicate that there are practicable reasons why the site is not attracting potential suitable employment generating uses. It is also necessary to consider whether the site would be suitable for a community facilities use as part of a requirement of the policy.
- 5.8. The Community Facilities Strategy Update 2014 indicates that there is no deficiency in community facilities for this particular ward. Therefore it is not identified as a priority for developing facilities for the future. Furthermore given the limitations identified with the existing buildings it is likely these short comings would also make the buildings less adaptable to community uses as well and therefore not particularly practical for such alternative use.
- 5.9. The evidence submitted indicates that the site is not particularly well sited or has appropriate buildings to meet modern business needs. Subject to compliance with other policies in the local plan the site would be appropriate for residential redevelopment.

Affordable Housing and Housing Mix

ALP: H9 (Creating balanced communities)

CSDPD: CS13 (Affordable housing and housing mix), CS21 (Contribution of development to community infrastructure)

Draft New Local Plan: DM22 (Housing Mix), DM24 (Affordable Housing), DM39 (Optional technical standards for Building Regulations approval)

Planning Obligations Supplementary Planning Document (POSPD)

- 5.10. The site provides specialist accommodation to meet the needs of the over 60's. The 2011 census indicates that the over 65 year's old age group is the fastest growing age group. The need to provide specialist housing for older people has been recognised at para 21 of the National Planning Policy Framework (NPPF). The Buckinghamshire "Housing and Economic Development Needs Assessment Update 2016 – Report of Findings identified that the potential requirement for new specialist housing in the form of leasehold schemes for the elderly (which is the current proposal) will be 1,120 dwelling units. It is clear from the evidence that Wycombe like other districts has a need for this type of specialist accommodation.
- 5.11. The proposal provides a limited mix of one and two bedroom units which is the typical size of units to meet the needs for elderly people's accommodation as they are generally downsizing from larger properties. The mix of units is considered acceptable.
- 5.12. As with other proposals for this type of accommodation the Council's Housing team support the principle of a financial developer contribution in lieu of affordable housing delivery on site.
- 5.13. A Viability Report was submitted with this application which was considered by consultants on behalf of the Council. Whilst there have been significant areas of dispute between the two parties and the amount payable towards an affordable

housing contribution the appellant has agreed to a contribution on a “without prejudice” basis of £500,000. This is in line with the amount identified by the Council’s consultant in their Viability Review and Commuted Sum Calculation. This contribution means that the proposal would be compliant with policy CS 13.

Transport matters and parking

ALP: T2 (On – site parking and servicing), T4 (Pedestrian movement and provision), T5 and T6 (Cycling), T7 (Public transport), T8 (Buses), T12 (Taxis), T13 (Traffic management and calming), T15 (park and ride), T16 (Green travel)

CSDPD: CS16 (Transport), CS21 (Contribution of development to community infrastructure)

DSA: DM2 (Transport requirements of development sites)

Draft New Local Plan: CP7 (Delivering the infrastructure to support growth), DM32 (Accessible locations, sustainable transport and parking)

- 5.14. The Highways Authority consider that the redevelopment of the site would result in a reduction in two-way traffic movements. Although there were concerns raised regarding the potential conflict between delivery/refuse vehicles entering and exiting the site and other vehicles it is recognised that this is an existing situation which is likely to be improved by the reduction in vehicular movements. There are no highway safety objections to this proposal.
- 5.15. The proposal provides for 21 units of accommodation comprising one and two bedroom units. The car parking requirement for retirement accommodation in zone 2 which is a less accessible location would be 7 spaces. This relatively low level of car parking provision reflects the fact that the average age of occupiers of private retirement housing are mostly older people with an average age of around 80. This trend shows little change over nearly 20 years based on a report from Joseph Rowntree Foundation “Supported Housing for Older People in the UK”.
- 5.16. Renaissance Retirement state that, “... by reason of the characteristics of the accommodation, including the services of a visiting Concierge/House Manager; use of communal facilities within the building; maintenance by Renaissance Retirement Ltd of the common areas within the building; maintenance of the building itself and the communal landscaped gardens; and the management charge that goes with it, the typical age of occupiers upon first occupation of our developments is 79 years of age or older.
- 5.17. The decision of older people seeking to down-size to this form of sheltered housing is usually prompted by a life changing event such as the death of a spouse; a fall; or decline in health/mobility; and a realisation that they are no longer able to cope with the management/maintenance of the family home. These factors also have a dampening effect on car ownership among residents of sheltered housing for the elderly compared to car ownership among the general elderly population. Hence the importance of a sustainable location within easy walking distance of local shops, facilities and access to public transport.”
- 5.18. The developer of this particular site has a policy of providing higher levels of parking than other such providers and in this instance the car parking provision reflects one space per unit of accommodation which equates to 21 spaces. In addition the Transport Statement identifies that the House Manager will be provided with a 7 seater people carrier to take residents on regular shopping trips and outings thus reducing the reliance on the private car and reducing overall daily vehicle movements.
- 5.19. The site also provides parking provision for scooter and cycle store.
- 5.20. The proposal complies with the relevant transport and parking policies.

Raising the quality of place making and design

ALP: G3 (General design policy), G7 (Development in relation to topography), G8 (Detailed

Design Guidance and Local Amenity), G10 (Landscaping), G11 (Trees), G26 (Designing for safer communities), Appendix 1
CSDPD: CS19 (Raising the quality of place shaping and design)
DSA: DM11 (Green networks and infrastructure), DM16 (Open space in new development)
Housing intensification SPD
Draft New Local Plan: CP8 (Sense of place), DM33 (Delivering green infrastructure in development), DM34 (Placemaking and design quality)

- 5.21. The site is well located to the village centre to make it a suitable location for older people who may no longer have access to a car. The site is surrounded by residential development with a narrow access off of Wharf Lane. Whilst the access is not ideal it is an existing situation that served business uses and the highways authority consider that the redevelopment of the site will bring an improvement over the existing situation. The access road has been designed with a pedestrian walk way forming part of the shared driveway to be demarcated by a change in surface material.
- 5.22. In principle the layout is acceptable using the existing access and the front of the building facing the parking area. The car parking has been located on the northern side of the site and garden amenity areas have been located to the south of the site.
- 5.23. The proposed building due to its use as sheltered accommodation is of significant scale and mass and is quite different from surrounding existing buildings. The concept is a central block with side wings which reduce in height closer to the boundaries with the surrounding residential properties. Although there has been significant concern regarding the fact that the building is three storey. The scale of the building has been reduced by incorporating the second storey into the roof.
- 5.24. The building as a whole will only be seen within the site at the front. From other public vantage points it will be seen in views from existing residential dwelling where it is not screened by boundary vegetation. The winged form of the building plan makes it appear like a series of linked buildings, low eaves and the reduced ridge heights in sensitive locations closer to existing properties helps to disguise its scale.
- 5.25. The building takes cues from the surrounding Victorian properties along Wharf Lane from which accessed is gained. This is a valid approach in an area with quite a mix of character and building styles
- 5.26. A more detailed landscape plan was submitted to show how the boundary treatment is intended to address the potential impacts with the neighbouring properties. Pleached trees of 4m in height are placed along part of the western and southern boundaries to improve screening and soften the boundary. A new laurus hedge is proposed to be planted and maintained at 3m in height to assist with screening along the western boundary. It is intended to rely on the existing planting along the boundaries which do provide a good degree of planting. Some neighbours have expressed concern that the existing vegetation has not been maintained adequately and has led to overshadowing within their garden areas and concerns that this will continue given the need for boundary screening to maintain privacy. The developer of this site provides an in house management company who will manage the sheltered housing development and all associated maintenance of the communal garden areas and boundaries. This type of management should provide some reassurance that the boundaries will be maintained in the longer term.
- 5.27. The principle of the landscaping plan is considered acceptable to address issues of maintaining adequate screening. The landscaping treatment of the parking area needs further amendment to meet the Residential Design Guidance guidelines. Large trees rather than the multi stem trees proposed are needed to reduce the visual impact and provide an attractive setting for the building. This will be secured by condition.

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)

Housing intensification SPD

Draft New Local Plan: DM34 (Placemaking and design quality), DM38 (Internal space standards)

Existing Residential Amenity

- 5.28. There are inherent issues to overcome from the footprint of the building and its proximity to neighbours. The concept of the design has been to place the wings of the development on the same building line as the existing buildings on site. The eaves of the new building are lower than the eaves of the existing buildings. The roof is then pitched moving away from the boundary. This has been designed to minimise the impact of the built form closest to the boundaries with the neighbouring properties.
- 5.29. In terms of achieving privacy the residential design guidance provides specific guidance in terms of building relationships. Where side walls of dwellings closely face other dwellings only windows that are high level, or are lighting a non-habitable room should be provided. This is the relationship between the wings on the different boundaries.

The Eastern Boundary

- 5.30. The properties on Southbourne Drive have short rear gardens and there is a side wall to rear garden relationship to Nos 8 and 10. The windows in the side wall are either bathroom windows or high level in the roof space.
- 5.31. The east elevation of the rear wing faces towards the eastern boundary and is set back approximately 11 metres from the existing building line and about 15m from the site boundary. This part of the development has a front wall to rear wall relationship with Nos 10 and 12 Southbourne Avenue. Along the latter part of the eastern boundary there is an existing hedge which is in the region of 5 metres in height which largely screens the existing buildings. The high boundary hedge will limit views from the three flats in the east elevation at ground, first and second floor. There is a balcony at first floor level however the hedging limits the ability to look directly into the rear garden and the house. There is no balcony at the second floor level. The hedge is within the site application area and is within the control of the owners. As the management company remains in house Renaissance Retirement will manage the hedging to ensure privacy into and out of the development. The distance between the rear elevation and the front elevation is less than required in the residential design guidance but the hedge will limit views significantly.

The Southern Boundary

- 5.32. Along the southern boundary the neighbouring properties also have very shallow garden depths. The boundary is defined by low level hedging interspersed with some significant trees. Although the site plan would appear to indicate otherwise it is clear from a site visit that the trees are within the site boundary they are therefore within the control of the applicant.
- 5.33. As with the east boundary the south boundary has a side wall to rear wall relationship with Nos 18 and 20 Southbourne Drive. The southern wing is situated on the existing building line. As with the previous similar relationship the side wall contains non-habitable bathroom windows and there are no windows in the roof space. Again the eaves level of the new building is lower than the eaves of the existing building and the pitch roof slopes away from the boundary. This has been designed to lessen the impact of the building on the adjoining neighbours.
- 5.34. The south elevations of the east and west wing are set off the boundary but look

outwards towards the southern boundary and they contain habitable room windows at ground, first and second floor. The balconies for these flats have subsequently been removed to lessen the potential overlooking into adjacent properties. The west wing flats are approximately 16 metres from the boundary and the east wing is approximately 17 metres from the boundary. Nos 16 and 18 Southbourne Drive have the closest relationship to the habitable rooms on the south elevation of the east wing. The rear distance is approximately 27 metres although there is a substantial tree along the boundary and the walls and the roof form of the south wing also partly obscure views.

- 5.35. Nos 20 and 22 Southbourne Drive have the closest relationship to the habitable rooms in the south elevation of the west wing. There are substantial trees which sit within the development site and these and the walls and roof form of the south wing will partly obscure views for No 20. In terms of No 22 there is a more open boundary and to offset the likely overlooking the landscape plan has proposed a 4m high pleached hedge along the shared boundary. This will help to break up views between the two elevations and will ensure that the rear garden of No 22 cannot be overlooked.

The Western Boundary

- 5.36. On the west side of the site is a bungalow (Jalna) which has in part a side wall to side wall relationship with the proposed development. As with the other close relationships around the site boundary the east wing contains non habitable room windows and high level windows in the roof space. The existing building within the site is situated close to the common boundary and is single storey. The new building is set off the boundary by 3 metres. The west elevation of the south wing looks outward towards the western boundary and contains habitable room windows which have an oblique view into patio windows of an extension to Jalna. The balconies for the flats at first and second floor close to the garden with Jalna have been removed to reduce potential overlooking. The applicant has also proposed a 4 metre pleached hedge along part of the common boundary. These changes are considered to assist in addressing concerns regarding potential overlooking.

The Northern Boundary

- 5.37. The properties along the northern boundary of the site are located on Wharf Lane. The rear gardens of these properties are adjacent to the car parking area with a 1.8 metre fence demarcating the boundary. There is some landscaping proposed to break up and soften the car parking area. The front wall of the main building is set more than 40 metres away from the properties and does not lead to any overlooking issues. There are balconies proposed for these flats but the distance between the properties creates an acceptable relationship.

Occupier's residential amenity

- 5.38. Of the 21 apartments there are 10 which can be considered dual aspect and the other 11 are single aspect. This is not in line with the residential design guidance although very typical of this style of development. Whilst some of the apartments could potentially be dual aspect as they are located in the wings of the development the insertion of windows into side elevations would lead to potential overlooking to neighbouring properties. Again this is a compromise between residential amenity and potential overlooking and loss of privacy to existing neighbours.
- 5.39. The building is set within a landscaped setting and this will provide a high level of amenity for residents of the development. Whilst a number of flats do not have balconies this has been a compromise to ensure adequate levels of privacy for neighbouring properties. The communal gardens are designed to be social spaces with a lawn for boules and croquet. The two formal garden areas are south facing and there is also a patio area to the front of the site which will be accessible from the residents lounge. This area is to be enclosed by cedar screens with climbing plants

to screen the area from the surrounding properties. Overall the amount and design of the communal space is considered to be satisfactory to offset the lack of balconies to some properties.

- 5.40. The narrow access road is not an ideal environment for more vulnerable pedestrians however it is an existing situation. The access road will benefit from natural surveillance provided by the first and second floor flats in the north elevation and there are existing properties which also overlook the entrance way. In particular Holly Bank which provides the west boundary of the entrance road has windows within that wall which also provide natural surveillance.

Environmental issues

ALP: G15 (Noise), G16 (Light pollution)

CSDPD: CS18 (Waste, natural resources and pollution)

Draft New Local Plan: CP7 (Delivering the infrastructure to support growth), DM20 (Matters to be determined in accordance with the NPPF)

- 5.41. Environmental health have identified that the site as one with potential risk from contaminated land given the historical business use of the site. Consequently they have requested that a land contamination report and potential remediation scheme be required by condition.

Flooding and drainage

CSDPD: CS1 (Overarching principles - sustainable development), CS18 (Waste, natural resources and pollution)

DSA: DM17 (Planning for flood risk management)

Draft New Local Plan: DM37 (Managing flood risk and sustainable drainage systems)

- 5.42. The site is not within an area of flood risk.
- 5.43. A sustainable drainage strategy has been submitted and is considered acceptable subject to suitable conditions. One of the proposals is to have a permeable resin bound driveway.

Ecology

CSDPD: CS17 (Environmental assets)

DSA: DM13 (Conservation and enhancement of sites, habitats and species of biodiversity and geodiversity importance), DM14 (Biodiversity in development)

- 5.44. The ecology survey has not identified any protected species. The recommendations within the ecology report to increase biodiversity are appropriate but additional enhancements will be necessary such as nest or bat boxes. This will be required by condition.

Building sustainability

CSDPD: CS18 (Waste, natural resources and pollution)

DSA: DM18 (Carbon reduction and water efficiency)

Draft New Local Plan: DM39 (Optional technical standards for Building Regulation approval)

- 5.45. Following the Adoption of the Delivery and Site Allocations Plan (July 2013) and in particular policy DM18 (Carbon Reduction and Water Efficiency) it would have previously been necessary to impose a condition to secure the required 15% reduction in carbon emissions as well as reducing future demand for water associated with the proposed dwelling. However, this was superseded in October 2016 by ministerial policy to transfer the issue to Building Regulations. It is only considered necessary to condition water efficiency.

Public open space

CSDPD: CS21 (Contribution of development to community infrastructure)

DSA: DM16 (Open space in new development), DM19 (Infrastructure and delivery)

Draft New Local Plan: CP7 (Delivering the infrastructure to support growth)

5.46. The size of the development does not require the provision of public open space.

Infrastructure and Developer Contributions

CSDPD: CS21 (Contribution of development to community infrastructure)

DSA: DM19 (Infrastructure and delivery)

Draft New Local Plan: CP7 (Delivering the infrastructure to support growth)

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

5.48. It is considered that there would not be other types of infrastructure, other than the provision of affordable housing, that will be put under unacceptable pressure by the development to justify financial contributions or the direct provision of infrastructure.

5.49. The Planning Obligations SPD sets out the Local Planning Authority's approach to when planning obligations are to be used in new developments.

5.50. Having regard to the statutory tests in the Community Infrastructure Levy regulations and the National Planning Policy Framework it is considered that the following planning obligation(s) are required to be secured within a section 106 agreement:

(a) Affordable housing

5.51. The applicant has confirmed that he is willing to enter into a legal agreement.

Weighing and balancing of issues – overall assessment

5.52. 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.

5.53. 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

5.54. As set out the development seeks the redevelopment of a scattered business site for residential development. The relevant policy allows some flexibility and the criteria to demonstrate that the site is no longer practicable for business use or other appropriate employment generating uses including community uses has been established. As the site has remained largely vacant for some time the redevelopment of the site would provide an efficient use of urban land and weighs in favour of the development.

5.55. The development comprises of a large single block which is typical of this type of use. The building is of a significant scale and mass which is out of character with its surroundings however it is an island development surrounded by residential development and there are limited views of the building. The scale of the building means that it has a greater impact upon the neighbouring properties than the existing site. Its relationship with some of the surrounding neighbouring properties do not meet the residential design guidance. The impacts from the scale and mass of the building have been reduced to some degree through design and existing and proposed boundary treatments. Although the site has been largely vacant for some time it has formerly given rise to concerns of neighbourliness and was designated as a badly sited user under a previous policy designation. Whilst it is recognised that the business uses has co-existed quite happily with its residential neighbours in more recent years the use of the site is not restricted. A more intrusive business use could

operate from the site. On balance the scale and massing of the building weighs against the proposal.

- 5.56. The site will provide specialist accommodation for older people for which there is an identified need within the district. The provision of this accommodation allows the future occupiers to downsize and free up family sized properties. This weighs in favour of the development.
- 5.57. The district cannot currently demonstrate a five year supply of housing and this development would make a contribution to the housing supply for the area. This weighs in favour of the development.
- 5.58. The applicant for the site will make a contribution towards off site provision of affordable housing which given the viability assessment is considered to be a policy compliant position. This weighs in favour of the development.
- 5.59. There will also be economic benefits to the local area through the construction phase of development and through CIL.
- 5.60. On balance, it is your officer's opinion that the proposal is policy compliant and the benefits of the proposal outweigh any negative aspects and the proposal is therefore recommended for permission subject to condition and a section 106 agreement.

Recommendation:

Minded to grant permission subject to completion of a Planning Obligation or other agreement

That the Head of Planning and Sustainability be given delegated authority to grant Conditional Permission provided that a Planning Obligation is made to secure the following matters:

(a) Financial contribution towards the provision of off site Affordable Housing or to refuse planning permission if an Obligation cannot be secured

It is anticipated that any permission would be subject to the following conditions:

- 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 in accordance with the details contained in the planning application hereby approved and plan numbers:
5546-PL-AC-001 C Location and Block Plan
5447-PL-AC 002 E Site Plan
5447-PL-AC-003 C Ground Floor Plan
5447-PL-AC-004 D First Floor Plan
5447-PL-AC-005 C Second Floor Plan
5447-PL-AC-006 C Roof Plan
5447-PL-AC-007 C North and East Elevations
5447-PL-AC-008 D South and West Elevations
5546-03-AC-009 A Bin store and scooter store plan and Elevations

5447-PL-AC-01 B A Site Sections

5447-PL-AC-020 A Views from Southbourne Drive
5447-PL-AC-021 A Views from Southbourne Drive and Wharf Lane
2310-SV-1 Topographical Survey

2310-SV-2.1 Building 1 Elevations
2310-SV-2.2 Building 2 Elevations
2310-SV-2.3 Building 3 Elevations
2310-SV-2.4 Building 4 Elevations
2310-SV-2.5 Building 5 Elevations

LANDP001 Landscape Plan
PP001 02 Planting Plan
LP001 01 Lighting Plan
16195-BT4 Tree Protection Plan

Reason: In the interest of proper planning and to ensure a satisfactory development of the site.

- 3 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 work to the external finish of the development 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.
- 4 Notwithstanding any indication of materials which may have been given in the application, a schedule and/or samples of all surfacing materials shall be submitted to and approved in writing by the Local Planning Authority before any work to the finished surfaces of the development takes place. Thereafter, the development shall not be carried out other than in accordance with the approved details.
Reason: To secure a satisfactory appearance.
- 5 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.
- 6 Development shall not begin, other than site clearance, until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:
 - Assessment of SuDS components as listed in the CIRIA SuDS Manual (C753) and provide justification for exclusion if necessary
 - Demonstrate that water quality, ecological and amenity benefits have been considered
 - Existing and proposed discharge rates and volumes
 - Detailed drainage layout with pipe numbers, gradients and pipe sizes complete, together with storage volumes of all SuDS components
 - Full construction details of all SuDS and drainage components
 - Calculations to demonstrate that the proposed drainage system can contain up to the 1 in 30 storm event without flooding. Any onsite flooding between the 1 in 30 and the 1 in 100 plus climate change storm event should be safely contained on site.
 - Details of proposed overland flood flow routes in the event of system exceedance or failure, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants, or to adjacent or downstream sites.
 - Flow depth
 - Flow volume
 - Flow velocity

- Flow direction

Reason: To ensure that a sustainable drainage strategy has been agreed prior to construction in accordance with Paragraph 103 of the National Planning Policy Framework to ensure that there is a satisfactory solution to managing flood risk.

- 7 Development shall not begin, other than site clearance, until a "whole-life" maintenance plan for the site has been submitted to and approved in writing by the local planning authority. The plan shall set out how and when to maintain the full drainage system (e.g. a maintenance schedule for each drainage/SuDS component) following construction, with details of who is to be responsible for carrying out the maintenance. The plan shall subsequently be implemented in accordance with the approved details.
Reason: To ensure that maintenance arrangements have been arranged and agreed before any works commence on site that might otherwise be left unaccounted for.
- 8 Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority to demonstrate that the Sustainable Urban Drainage System has been constructed as per the agreed scheme.
Reason: To ensure the Sustainable Drainage System is designed to the technical standards
- 9 No development shall take place, other than site clearance, until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
Reason: To ensure that the potential contamination of this site is properly investigated and its implication for the development approved fully taken into account.
- 10 No development above damp proof course shall take place before a fully detailed landscaping scheme for the site based on the Landscape Plan LANDP001 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the retention of trees identified on the southern boundary and the provision for larger trees for the car parking area. The development shall be implemented in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority.
Reason: In the interests of amenity and to ensure a satisfactory standard of landscaping.
- 11 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees, plants or areas of turfing or seeding which, within a period of 3 years from the completion of the development, die are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority first gives written consent to any variation.
Reason: In the interests of amenity and to ensure a satisfactory standard of landscaping.
- 12 Prior to first occupation of the development the details of the privacy screens to be used on the balconies identified on drawing no 5546-PL-AC-004 C shall be submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of residential amenity to the neighbouring properties in Southboure Drive.

- 13 The development shall take place in accordance with the Arboricultural Assessment and Method Statement and tree protection plan submitted as part of the planning application.
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.
- 14 A scheme for the enhancing the quality of the development for ecology including a timetable for implementing the measures contained in the Extended Phase I Habitate Survey report shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any development on the site. The approved measures shall be implemented in accordance with the approved timetable and shall thereafter be retained.
Reason: In the interests of the future ecological potential of the site.
- 15 The development, hereby permitted, shall be designed and constructed to meet a water efficiency standard:
* equivalent to 'excellent' under the BREEAM rating with a maximum number of water credits for the commercial element, and,
* of 110 litres per head per day for the residential element.
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).
- 16 Each unit of the residential development hereby permitted shall be occupied only by persons aged 60 or above.
Reason: Because the application has been assessed as such and the parking requirement would be for greater for unrestricted residential use.

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 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 application was subject to negotiation and amended plans have received. The application was determined without delay once all the salient issues had been resolved.
- 2 It is an offence under S151 of the Highways Act 1980 for vehicles leaving the development site to carry mud onto the public highway. Facilities should therefore be provided and used on the development site for cleaning the wheels of vehicles before they leave the site.
- 3 No vehicles associated with the building operations on the development site shall be parked on the public highway so as to cause an obstruction. Any such wilful obstruction is an offence under S137 of the Highways Act 1980.

17/05241/FUL

Consultations and Notification Responses

Ward Councillor Preliminary Comments

Councillor Tony Lee – In light of the comments made I would like this application to be bought before planning committee for discussion.

Parish/Town Council Comments/Internal and External Consultees

Wooburn And Bourne End Parish Council

Comments:

No Objections.

Control Of Pollution Environmental Health

Comments:

Potential risk to health from contaminated land from the historical use of the site.

Conclusion

Further inspection shall be required to assess the level of contamination and then a detailed remediation plan to mitigate any potential risk from contaminates. In terms of contaminated land, the application site is known to be impacted by hydrocarbons and further assessment is required to delineate the impacted area and to confirm the source. Once this is known an appropriate remediation strategy can be designed, approved, and implemented. A condition has been recommended requiring a detailed remediation scheme.

Arboriculture Spatial Planning

Comments:

Arb documents are acceptable. Sycamores to the south off site to be retained. If approve condition in accordance with the Barrell Arbs documents. Boundary treatments from a landscape point of view need to provide screening as well as providing an attractive setting

County Highway Authority

Comments:

Upon implementation of this proposed works, it is considered that the site will result in reduction in two-way traffic movements compared to that historically associated. Whilst I note from the submitted information that delivery/refuse vehicles are to enter, turn and exit the site in forward gear, concerns are raised with conflicting movements through this access resulting in vehicles having to reverse back out onto the public highway.

Nevertheless, given that this is an existing situation where the potential impacts are lessened by the reduction in vehicular movements associated with site, I do not have any objections to this application subject to recommended conditions being included in any planning consent that you may grant.

Ecological Officer

Comments:

The Abbas Ecology Extended Phase 1 survey revealed no protected species other than the possibility of nesting birds. The recommendations included in the report which are designed to avoid harm are appropriate but the additional enhancements need to be increased. Enhancement measures in the form of nest/bat boxes should be incorporated into the new buildings in as many instances as possible and a landscaping plan must include species

which will provide for wildlife (nectar, seeds, fruit, habitat). Substantial new tree planting should be provided with associated ample soil volume.

Buckinghamshire County Council (Major SuDS)

Comments:

Based on the information provided in the Drainage Strategy prepared by Arch Associates (reference: RRL019, dated February 2017), the Strategic Flood Management Team at Buckinghamshire County Council has no objection to the proposed development subject to conditions.

Surface water runoff from the roof of the proposed development will be stored in an attenuation tank and discharged to an existing surface water sewer on Wharf Road at a rate of 5l/s. Permeable paving is also proposed for the car parking area.

It is understood that infiltration is not feasible due to hydrocarbon contamination. Any infiltration into the soil and bedrock would mobilise the hydrocarbons which could contaminate groundwater. We therefore accept that soakaways are not a feasible option. We are concerned that the proposed permeable paving will be allowed into infiltrate, there are no details to show that the permeable paving is lined. We require confirmation that the permeable paving is lined so that groundwater will not be contaminated.

Surface water runoff is going to be discharged at a rate of 5 l/s, we require greenfield runoff rates and the existing brownfield runoff rates for the site to be provided.

We would like to see above ground SuDS, such as bio-retention areas or a small attenuation basin incorporated into the surface water drainage scheme. Green above ground SuDS would add amenity and biodiversity value to the proposed site.

Representations

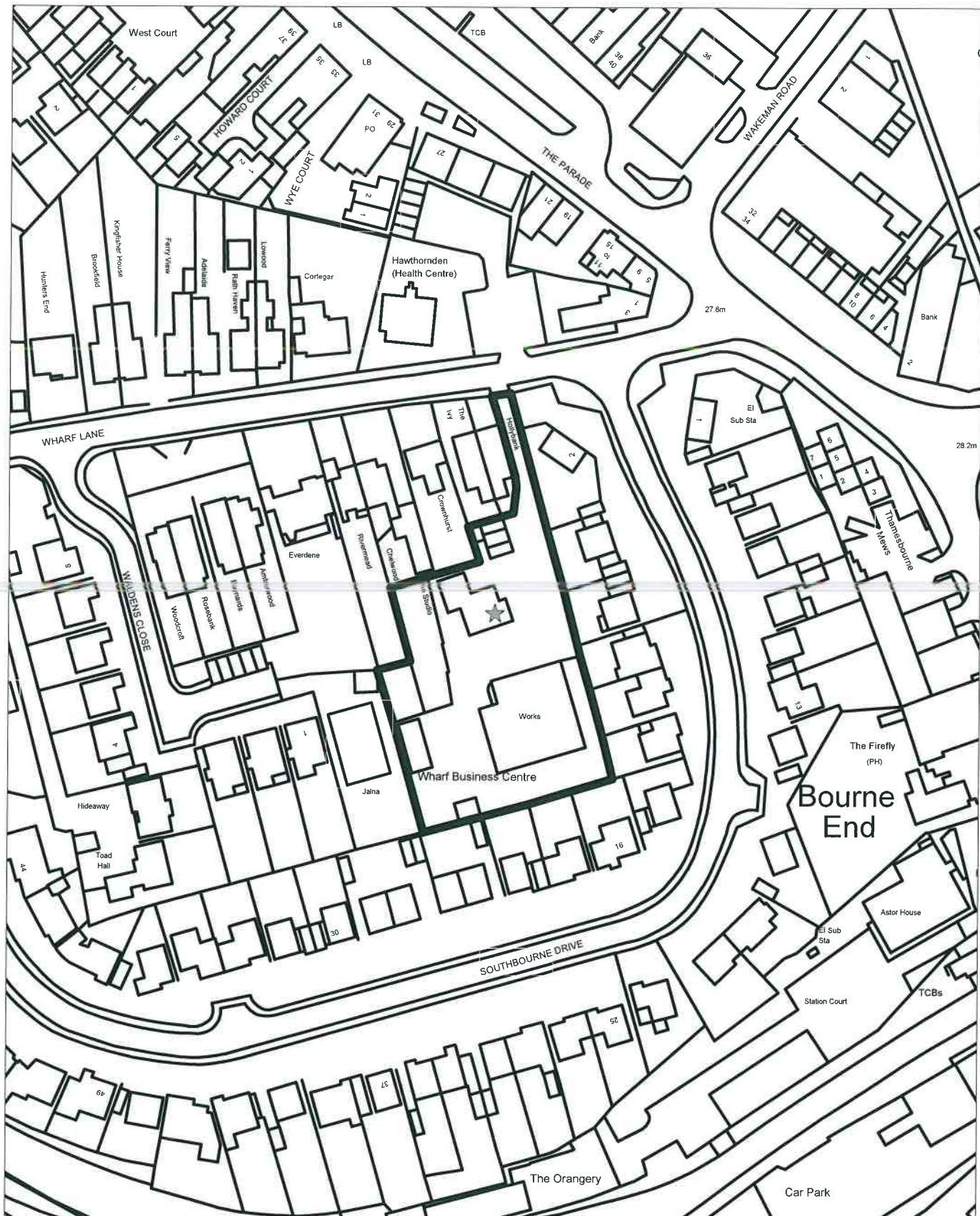
12 comments have been received objecting to the proposal:

- Insufficient parking
- Disproportionate scale and bulk of building
- Overlooking by windows and balconies to single storey dwelling
- Plans inaccurate and don't show an extension with patio doors that look directly onto west elevation of the development
- Plans also indicates planting in the neighbouring property which is not there
- Building too high
- Loss of privacy to residents in Southbourne Drive
- Inaccurate drawings not to scale
- Neighbouring properties overlooked by the flats in the roof space
- Renaissance Retirement have not responded to the concerns raised during their community consultation

Amended plans received and 7 comments have been received objecting to the proposal:

- Overlooking and loss of evening sunlight
- Information in plans and design and access statement remains inconsistent
- Concerns remain regarding privacy, height ,size and bulk
- Improved the overlooking for Jalna but one window continues to overlook and the hedge is not acceptable as a means of dealing with the overlooking

17/05241/FUL
Scale 1/1250



Drawn	Checked	Authorised

Proposal Site Address:
 Wharf Lane Business Cent
 Wharf Lane
 Bourne End
 SL8 5RU

Ref: **AMENDED**

Drawing Status
Planning

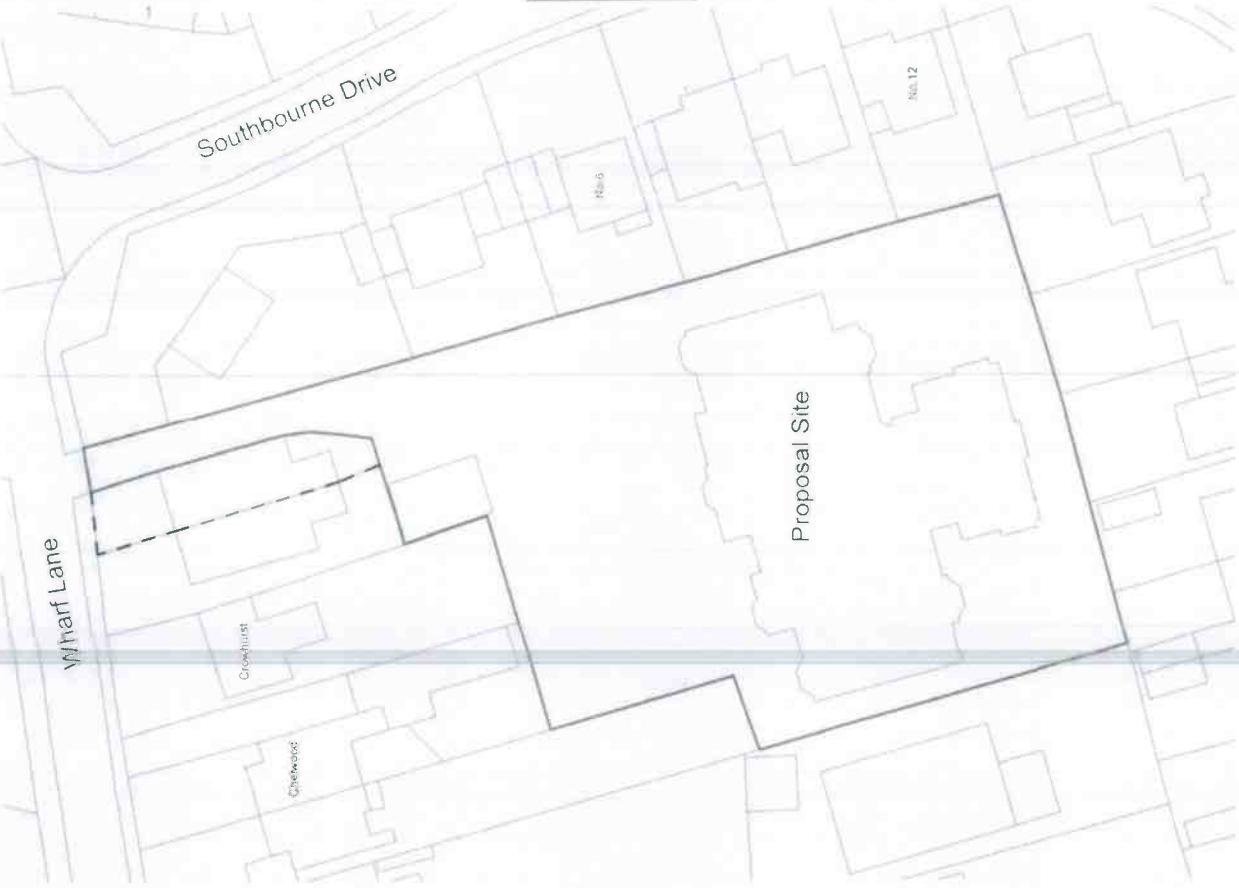
WILLIAMS:ESTER
 CHARTERED ARCHITECT

Client
 Renaissance Retirement
 Lt and Rosecourt
 Properties Ltd

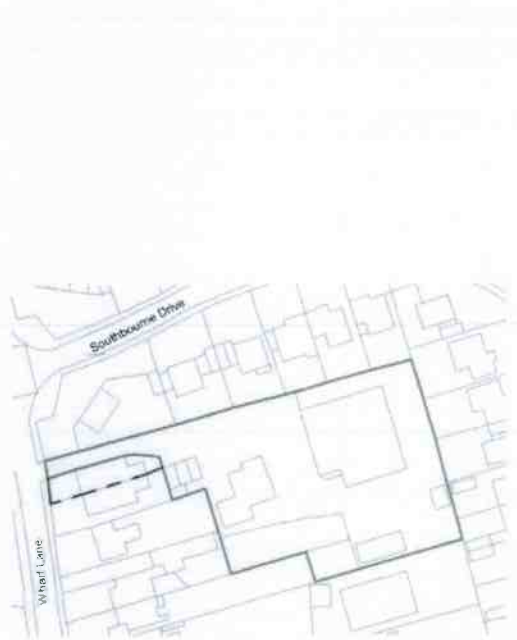
Project
 Wharf Lane Business
 Centre, Bourne End

Title
 Location and Block Plan

Scale: 1:1250
 Date: 18.09.2016
 Author: PGE
 Drawing No: 5546-PL-AC-001
 Revision: C



Block Plan



Location Plan
 0m 10m 20m 30m 40m 60m 80m 100m
 1:1250

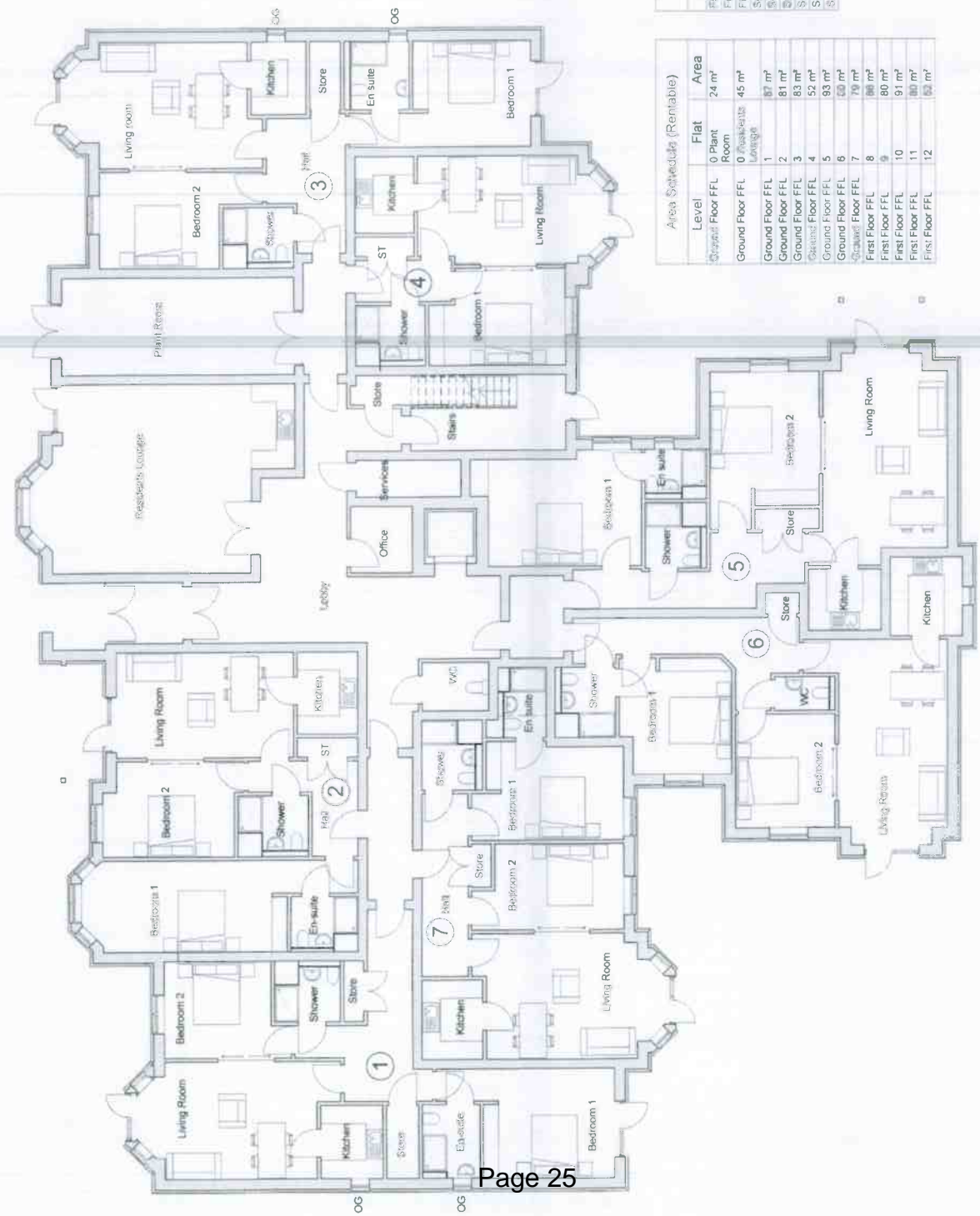
Ordnance Survey (c) Crown Copyright 2016.
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- Site Boundary
- - - Area owned by applicant

Notwithstanding to any other provision of these conditions, the Architect shall not be liable for any loss or damage caused by fire, theft or any other cause, whether or not caused by the negligence of the Architect, unless such loss or damage is specifically mentioned in the contract documents.

REVISIONS NOTICE

No.	Description	Date
1	Issued for Information	12/06/2018
2	Approved for Construction	12/06/2018



Area Schedule (GIA)

Level	Area
0 Ground Floor	773 m ²
1 First Floor	767 m ²
2 Second Floor	517 m ²

Area Schedule (Renifiable)

Level	Flat	Area
First Floor FFL	14	57 m ²
First Floor FFL	15	60 m ²
First Floor FFL	16	83 m ²
Second Floor FFL	17	100 m ²
Second Floor FFL	18	106 m ²
Second Floor FFL	19	83 m ²
Second Floor FFL	20	84 m ²
Second Floor FFL	21	72 m ²
Second Floor FFL	22	88 m ²

Area Schedule (Renifiable)

Level	Flat	Area
Basement Floor FFL	0 Plant Room	24 m ²
Ground Floor FFL	0 Outside Lavage	45 m ²
Ground Floor FFL	1	87 m ²
Ground Floor FFL	2	81 m ²
Ground Floor FFL	3	83 m ²
Ground Floor FFL	4	52 m ²
Ground Floor FFL	5	83 m ²
Ground Floor FFL	6	60 m ²
Ground Floor FFL	7	79 m ²
First Floor FFL	8	86 m ²
First Floor FFL	9	80 m ²
First Floor FFL	10	91 m ²
First Floor FFL	11	80 m ²
First Floor FFL	12	69 m ²



WILLIAMS-LESTER
CHARTERED ARCHITECTS

Client
Renaissance Retirement
Ltd and Rosecourt
Properties Ltd

Project
Wharf Lane Business
Centre Lane, Bourne
End

Title
Ground Floor Plan

Date 1 100 06/18 12/06/2018
Drawn APL Checked RLS
Project No 5546-PL-AC-0005 C

Project: 5546-PL-AC-004
 Date: 14.06.2019
 Author: AH
 Checked: MC
 Approved: JG
 Scale: 1:100
 Status: Final

REVISION NOTES

No.	Description	Date
1	Issue for client approval	14.06.2019
2	Issue for client approval	14.06.2019
3	Issue for client approval	14.06.2019
4	Issue for client approval	14.06.2019
5	Issue for client approval	14.06.2019
6	Issue for client approval	14.06.2019
7	Issue for client approval	14.06.2019
8	Issue for client approval	14.06.2019
9	Issue for client approval	14.06.2019
10	Issue for client approval	14.06.2019
11	Issue for client approval	14.06.2019
12	Issue for client approval	14.06.2019
13	Issue for client approval	14.06.2019
14	Issue for client approval	14.06.2019
15	Issue for client approval	14.06.2019
16	Issue for client approval	14.06.2019

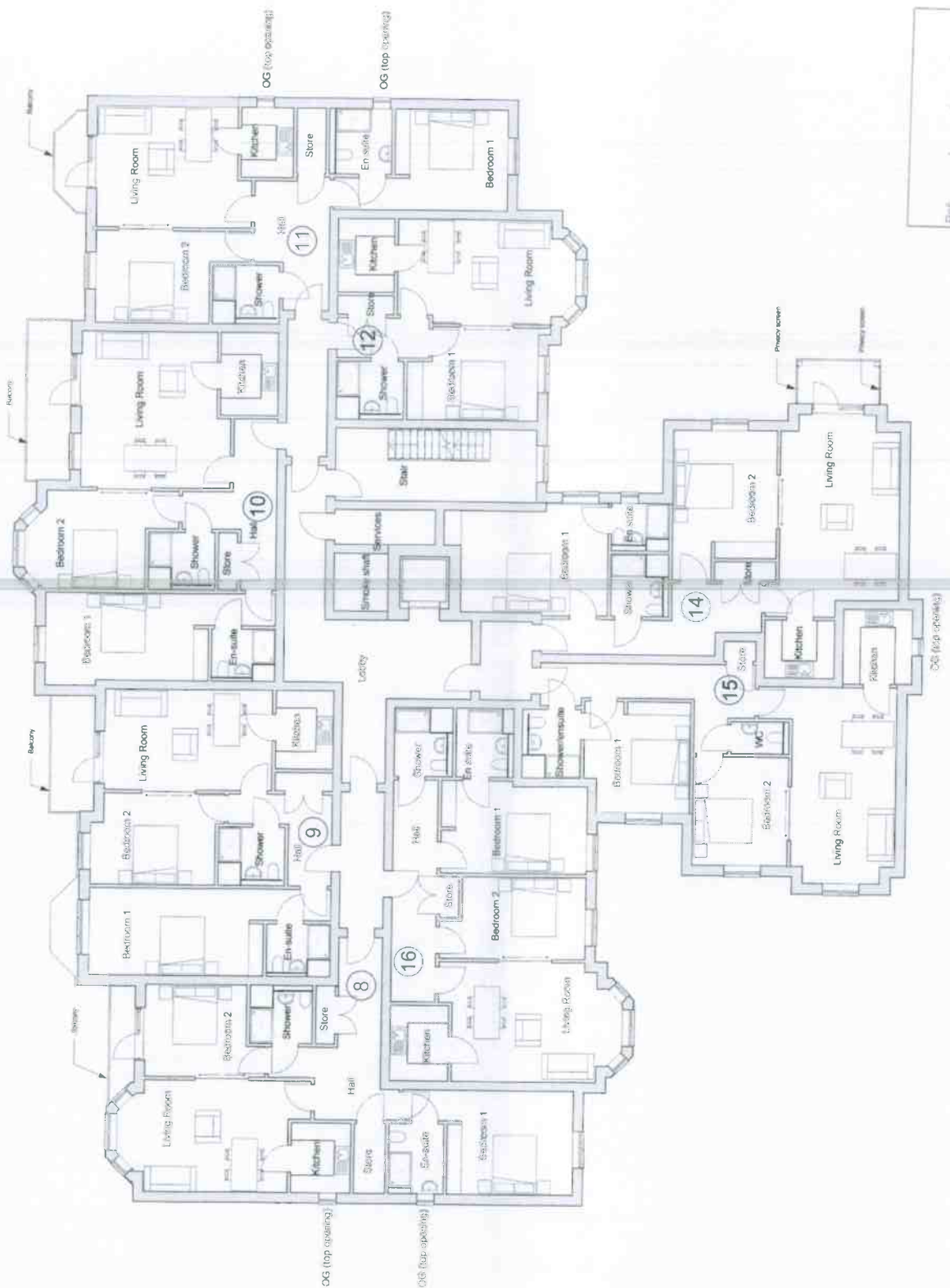
WILLIAMS-LESTE
 CHARTERED ARCHITECTS

100, The Quadrant, Bournemouth, Dorset, BH1 1JG
 Tel: 01202 300000 Fax: 01202 300001
 www.williams-leste.co.uk

Client: Renaissance
 Project: 5546-PL-AC-004

Project: 5546-PL-AC-004
 Client: Renaissance
 Title: First Floor Plan

Date: 14.06.2019
 Author: AH
 Checked: MC
 Approved: JG
 Scale: 1:100
 Status: Final



Ref: **AMENDED**

1 First Floor FFL
 1:100

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REVISION HISTORY

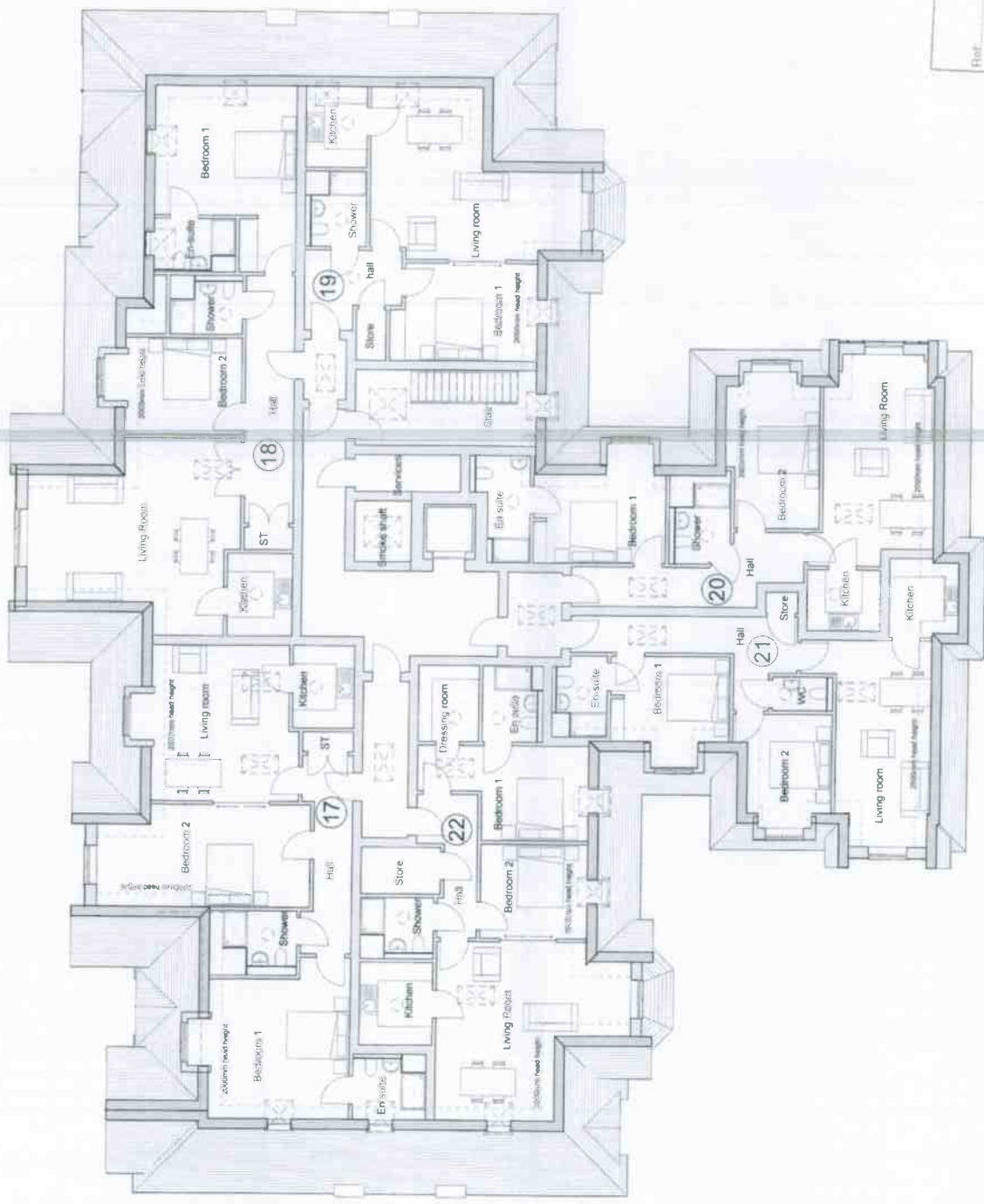
No.	Description	Date
1	Issue for tender	15/01/2018
2	Issue for construction	15/01/2018
3	Issue for construction	15/01/2018



WILLIAMS-LESTE
CHARTERED ARCHITECTS
 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000

Client: **REHAUSSENCE**
 Project: **Wharf Lane Business Centre, Lane, Bourne**
 Title: **Second Floor Plan**

Drawn: T. J. J. Date: 16.01.2018
 Checked: HJ
 Project No: 5546-PL-AC-005
 Revision: C

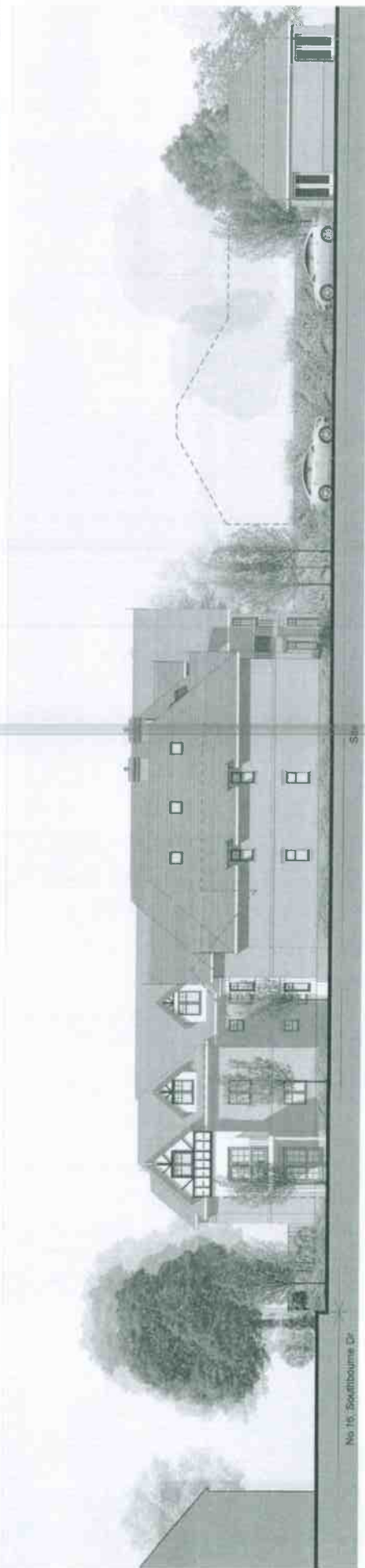


Ref: **AMENDED**

1 Second Floor FFL
 1 : 100

All drawings shall be subject to the following conditions: 1. All drawings are for information only and are not to be used for construction purposes. 2. The client is responsible for ensuring that all drawings are in accordance with the relevant building regulations and other applicable laws. 3. The client is responsible for ensuring that all drawings are in accordance with the relevant planning regulations and other applicable laws. 4. The client is responsible for ensuring that all drawings are in accordance with the relevant environmental regulations and other applicable laws. 5. The client is responsible for ensuring that all drawings are in accordance with the relevant health and safety regulations and other applicable laws. 6. The client is responsible for ensuring that all drawings are in accordance with the relevant fire regulations and other applicable laws. 7. The client is responsible for ensuring that all drawings are in accordance with the relevant accessibility regulations and other applicable laws. 8. The client is responsible for ensuring that all drawings are in accordance with the relevant energy efficiency regulations and other applicable laws. 9. The client is responsible for ensuring that all drawings are in accordance with the relevant noise regulations and other applicable laws. 10. The client is responsible for ensuring that all drawings are in accordance with the relevant air quality regulations and other applicable laws. 11. The client is responsible for ensuring that all drawings are in accordance with the relevant water resources regulations and other applicable laws. 12. The client is responsible for ensuring that all drawings are in accordance with the relevant flood risk regulations and other applicable laws. 13. The client is responsible for ensuring that all drawings are in accordance with the relevant climate change regulations and other applicable laws. 14. The client is responsible for ensuring that all drawings are in accordance with the relevant biodiversity regulations and other applicable laws. 15. The client is responsible for ensuring that all drawings are in accordance with the relevant heritage regulations and other applicable laws. 16. The client is responsible for ensuring that all drawings are in accordance with the relevant archaeology regulations and other applicable laws. 17. The client is responsible for ensuring that all drawings are in accordance with the relevant geology regulations and other applicable laws. 18. The client is responsible for ensuring that all drawings are in accordance with the relevant hydrology regulations and other applicable laws. 19. The client is responsible for ensuring that all drawings are in accordance with the relevant meteorology regulations and other applicable laws. 20. The client is responsible for ensuring that all drawings are in accordance with the relevant oceanography regulations and other applicable laws. 21. The client is responsible for ensuring that all drawings are in accordance with the relevant astronomy regulations and other applicable laws. 22. The client is responsible for ensuring that all drawings are in accordance with the relevant geophysics regulations and other applicable laws. 23. The client is responsible for ensuring that all drawings are in accordance with the relevant geodesy regulations and other applicable laws. 24. The client is responsible for ensuring that all drawings are in accordance with the relevant cartography regulations and other applicable laws. 25. The client is responsible for ensuring that all drawings are in accordance with the relevant surveying regulations and other applicable laws. 26. The client is responsible for ensuring that all drawings are in accordance with the relevant engineering regulations and other applicable laws. 27. The client is responsible for ensuring that all drawings are in accordance with the relevant architecture regulations and other applicable laws. 28. The client is responsible for ensuring that all drawings are in accordance with the relevant interior design regulations and other applicable laws. 29. The client is responsible for ensuring that all drawings are in accordance with the relevant landscape architecture regulations and other applicable laws. 30. The client is responsible for ensuring that all drawings are in accordance with the relevant urban planning regulations and other applicable laws. 31. The client is responsible for ensuring that all drawings are in accordance with the relevant transportation regulations and other applicable laws. 32. The client is responsible for ensuring that all drawings are in accordance with the relevant infrastructure regulations and other applicable laws. 33. The client is responsible for ensuring that all drawings are in accordance with the relevant utility regulations and other applicable laws. 34. The client is responsible for ensuring that all drawings are in accordance with the relevant telecommunications regulations and other applicable laws. 35. The client is responsible for ensuring that all drawings are in accordance with the relevant energy regulations and other applicable laws. 36. The client is responsible for ensuring that all drawings are in accordance with the relevant water regulations and other applicable laws. 37. The client is responsible for ensuring that all drawings are in accordance with the relevant waste management regulations and other applicable laws. 38. The client is responsible for ensuring that all drawings are in accordance with the relevant environmental protection regulations and other applicable laws. 39. The client is responsible for ensuring that all drawings are in accordance with the relevant nature conservation regulations and other applicable laws. 40. The client is responsible for ensuring that all drawings are in accordance with the relevant cultural heritage regulations and other applicable laws. 41. The client is responsible for ensuring that all drawings are in accordance with the relevant historical monuments regulations and other applicable laws. 42. The client is responsible for ensuring that all drawings are in accordance with the relevant archaeological excavations regulations and other applicable laws. 43. The client is responsible for ensuring that all drawings are in accordance with the relevant archaeological investigations regulations and other applicable laws. 44. The client is responsible for ensuring that all drawings are in accordance with the relevant archaeological research regulations and other applicable laws. 45. The client is responsible for ensuring that all drawings are in accordance with the relevant archaeological conservation regulations and other applicable laws. 46. The client is responsible for ensuring that all drawings are in accordance with the relevant archaeological education regulations and other applicable laws. 47. The client is responsible for ensuring that all drawings are in accordance with the relevant archaeological research training regulations and other applicable laws. 48. The client is responsible for ensuring that all drawings are in accordance with the relevant archaeological research funding regulations and other applicable laws. 49. The client is responsible for ensuring that all drawings are in accordance with the relevant archaeological research infrastructure regulations and other applicable laws. 50. The client is responsible for ensuring that all drawings are in accordance with the relevant archaeological research networks regulations and other applicable laws. 51. The client is responsible for ensuring that all drawings are in accordance with the relevant archaeological research centres regulations and other applicable laws. 52. The client is responsible for ensuring that all drawings are in accordance with the relevant archaeological research institutes regulations and other applicable laws. 53. The client is responsible for ensuring that all drawings are in accordance with the relevant archaeological research departments regulations and other applicable laws. 54. The client is responsible for ensuring that all drawings are in accordance with the relevant archaeological research schools regulations and other applicable laws. 55. The client is responsible for ensuring that all drawings are in accordance with the relevant archaeological research universities regulations and other applicable laws. 56. The client is responsible for ensuring that all drawings are in accordance with the relevant archaeological research research councils regulations and other applicable laws. 57. The client is responsible for ensuring that all drawings are in accordance with the relevant archaeological research research councils regulations and other applicable laws. 58. The client is responsible for ensuring that all drawings are in accordance with the relevant archaeological research research councils regulations and other applicable laws. 59. The client is responsible for ensuring that all drawings are in accordance with the relevant archaeological research research councils regulations and other applicable laws. 60. The client is responsible for ensuring that all drawings are in accordance with the relevant archaeological research research councils regulations and other applicable laws.

REVISION NOTES	
No.	Description
1	Issue for comment
2	Issue for comment
3	Issue for comment
4	Issue for comment
5	Issue for comment
6	Issue for comment
7	Issue for comment
8	Issue for comment
9	Issue for comment
10	Issue for comment
11	Issue for comment
12	Issue for comment
13	Issue for comment
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44	Issue for comment
45	Issue for comment
46	Issue for comment
47	Issue for comment
48	Issue for comment
49	Issue for comment
50	Issue for comment



Past Elevation



Planning

WILLIAMS-ESTER
CHARTERED ARCHITECTS

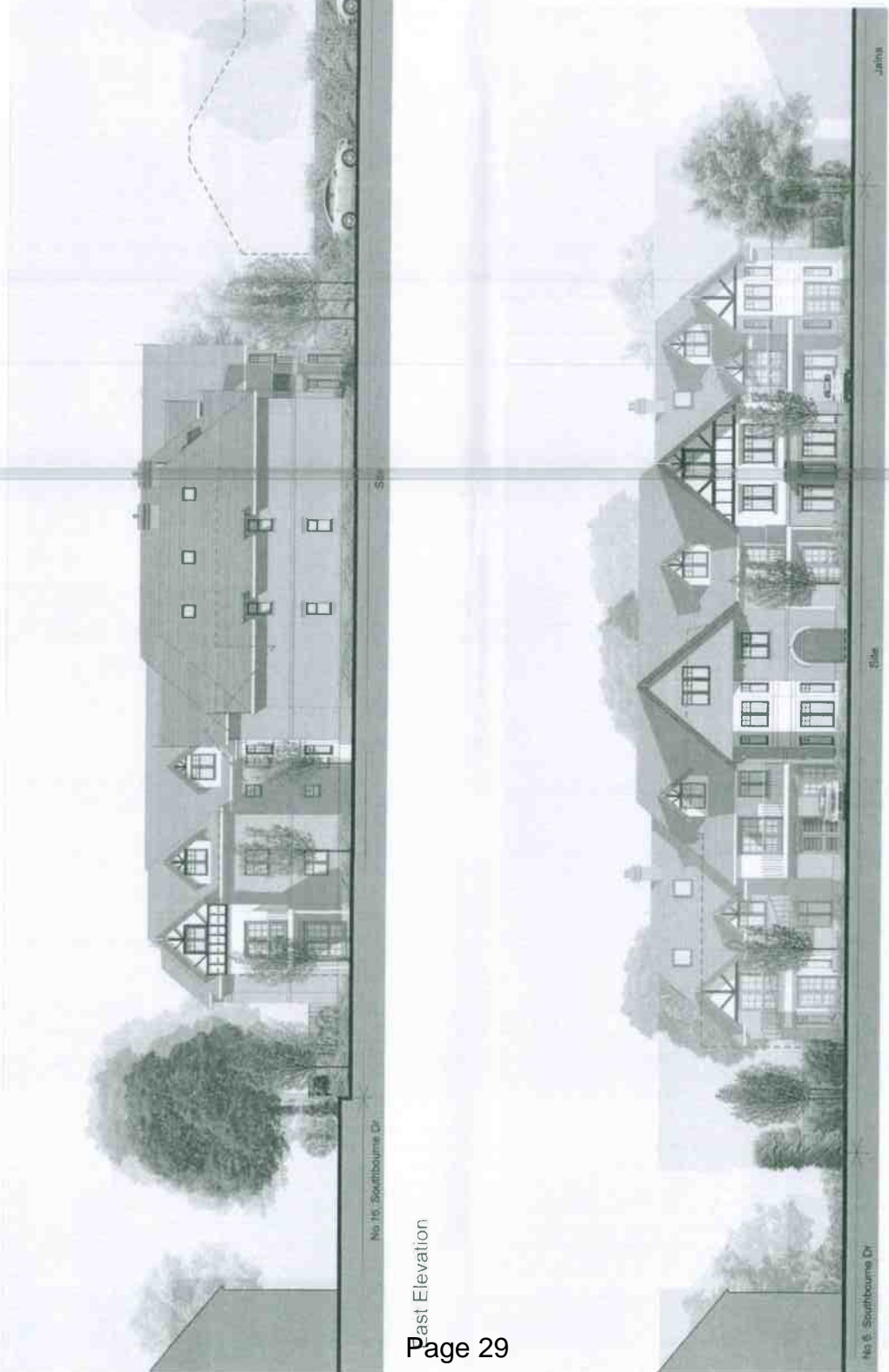
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Renaissance
Retirement Lt and
Rosecourt Properties
Ltd

Wharf Lane Business Centre
Wharf Lane, Bourne End

Site
North and East
Elevations

Date	1/10/2021	By	18/03/2018
Scale	A1	Sheet	ND
Project	5546-PLAC-007	Package	C



North Elevation

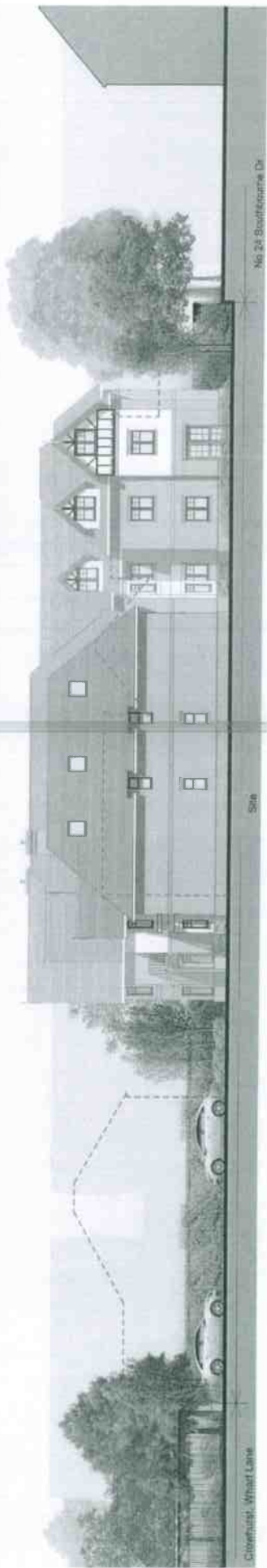
Ground Floor FFL: 28.71 AOD
First Floor FFL: 31.83 AOD
Second Floor FFL: 31.41 AOD
--- Existing building outline



Not to scale. All elevations are subject to change without notice. All elevations are subject to change without notice. All elevations are subject to change without notice.

RESTRICTIONS

- 1. All elevations are subject to change without notice.
- 2. All elevations are subject to change without notice.
- 3. All elevations are subject to change without notice.
- 4. All elevations are subject to change without notice.



West Elevation

AMENDED

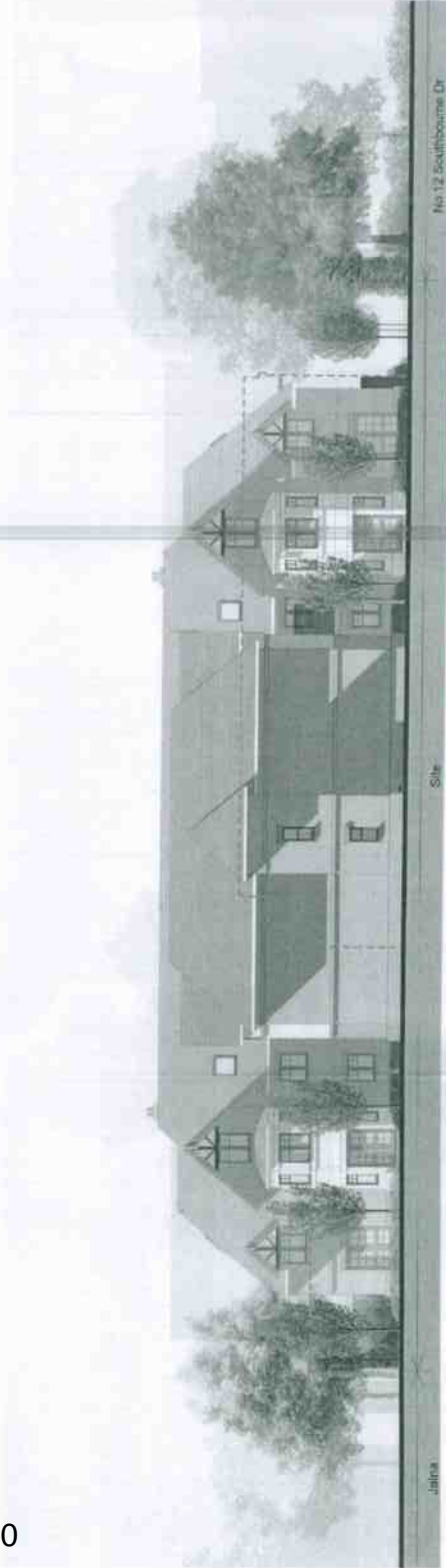
Planning

WILLIAMSESTER
 CHARTERED ARCHITECTS

Renaissance
 Retirement Lt and
 Rosecourt Properties
 Ltd
 Wharf Lane Business Centre
 Wharf Lane, Bourne Ring

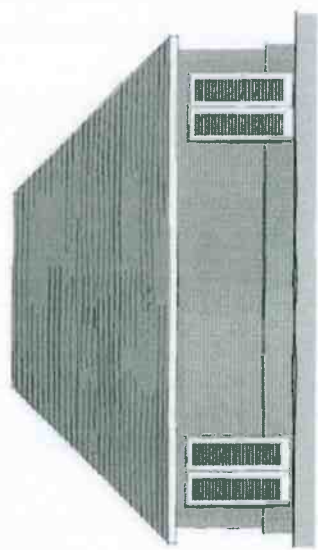
South and West
 Elevations

Scale: 1:100
 Date: 10/10/2013
 Project: 5546-PL-AC-008
 Drawing: 0

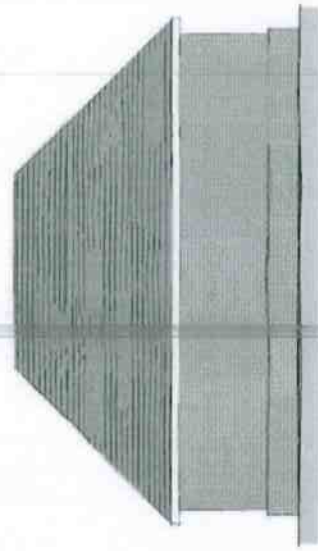


South Elevation

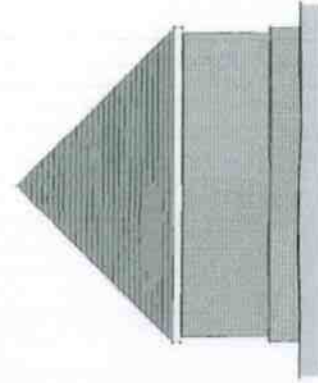
The drawings are prepared in accordance with the Building Regulations and the relevant standards. The drawings are prepared on the basis of the information provided by the client. The client is responsible for the accuracy of the information provided. The drawings are prepared on the basis of the information provided. The client is responsible for the accuracy of the information provided.



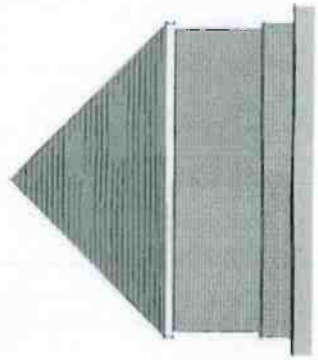
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1 : 100



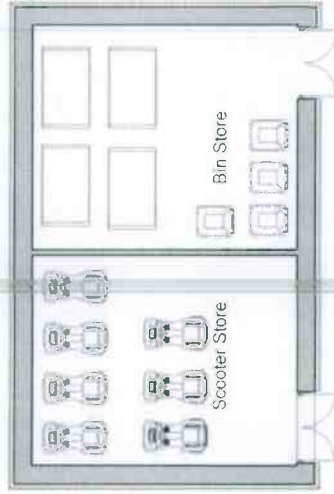
Rear Elevation
1 : 100



Side Elevation 2
1 : 100



Side Elevation 1
1 : 100



Ground Floor
1 : 100



Drawing Status
Planning

WILLIAMSESTER
 CHARTERED ARCHITECTS
 100 High Street, Bournemouth, Dorset, BH1 1AA
 Telephone: 01202 300000 Fax: 01202 300001
 www.williamsester.com

Client:
 Renaissance Retirement
 Lt and Rosecourt
 Properties Ltd

Project:
 Wharf Lane Business
 Centre, Bournemouth

Title:
 Bin Store and Scooter
 store Plan & Elevations

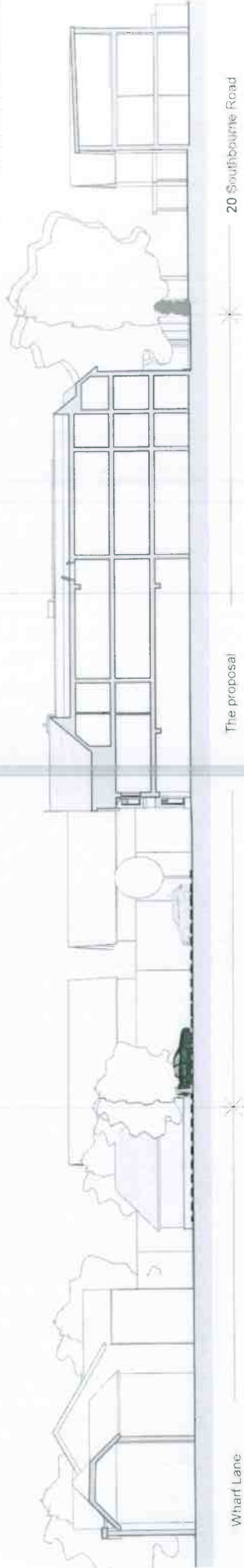
Date: 15/05/2016
 Scale: A3
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 Project No: 15052016



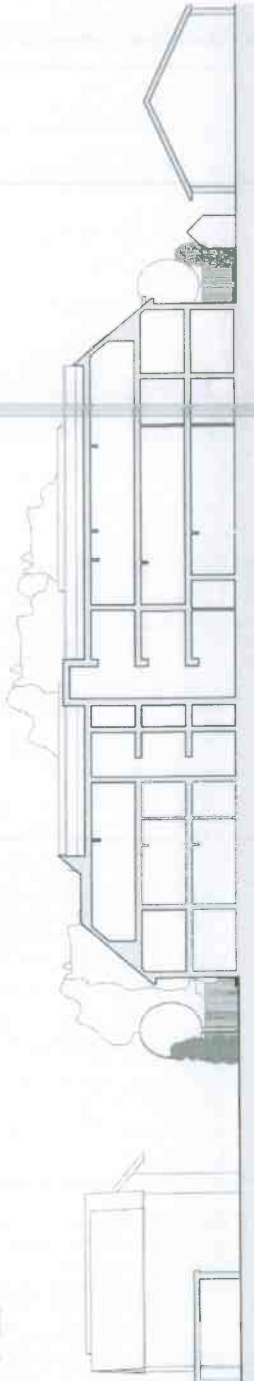
Not a contract, subject to the terms of contract. It is not to be used for the purpose of tender or for any other purpose.

REVISION NOTES

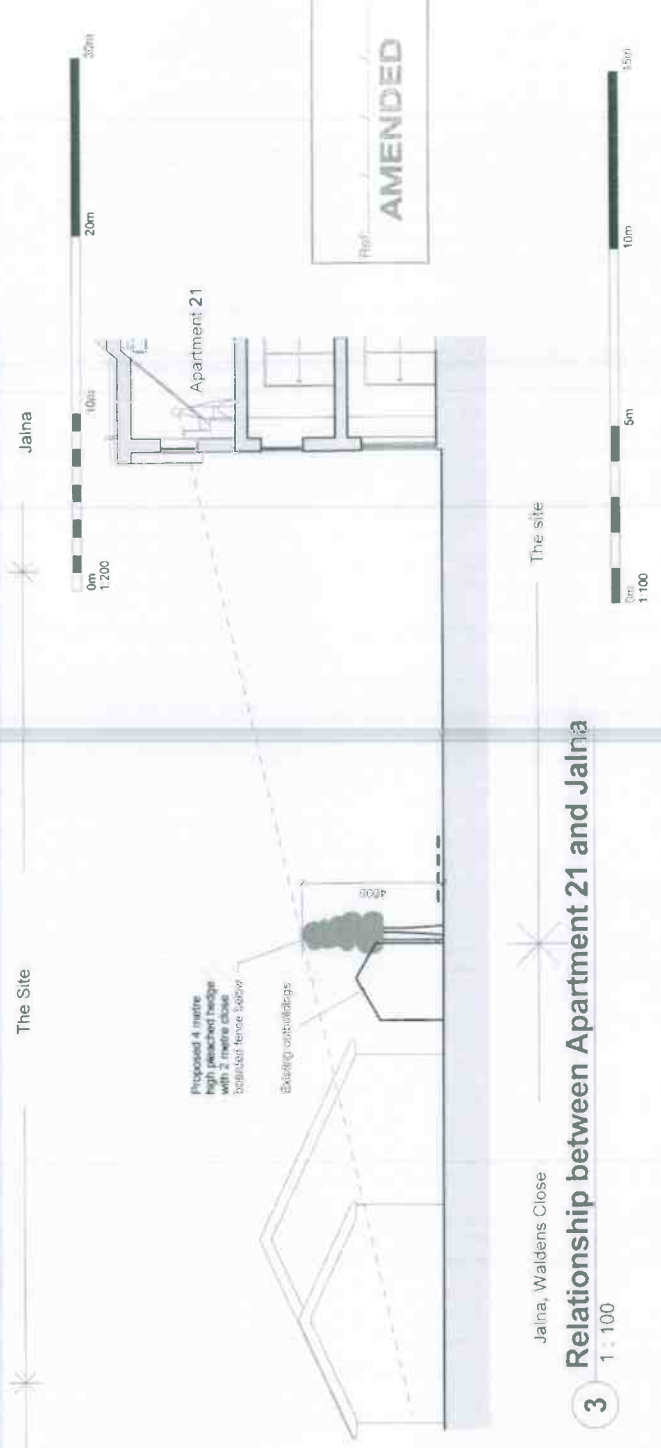
No.	Description	Date
1	Submitted to Planning	16/08/2016
2	Submitted to Planning	16/08/2016
3	Submitted to Planning	16/08/2016



1 Site section A
1 : 200



2 Site section B
1 : 200



3 Relationship between Apartment 21 and Jaina
1 : 100

Planning

WILLIAMS-ESTER
CHARTERED ARCHITECTS

100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200

Client: Renaissance Retirement Ltd and Rosecourt Properties Ltd
Project: Wharf Lane Business Centre, Lane, Bourne End

Site sections

Scale enclosed: A2 Date: 16/08/2016
Drawn by: [Name] Checked: [Name] Created: [Name]
Drawing No: 5549-PL-AC-014 E

Agenda Item 6.

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)

- 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.

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.

17/06814/FUL

Consultations and Notification Responses

Ward Councillor Preliminary Comments

Councillor Mahboob Hussain

Comments: Due to a lot of concern from residents, I would like to ask that this application be referred to Planning Committee for its decision.

Parish/Town Council Comments/Internal and External Consultees

Un-Parished Area – Abbey Ward

Comments: None received.

Representations

17 letters of objection were received to the original plans from neighbours living at No.'s 1, 3, 4, 5, 6, 7, 9 and 11 Knights Hill and 64 Baronsmead Road (with some of these occupants sending 2, 3 or 4 different letters relating to the scheme).

The applicant and his Agent responded in writing to some of these emails, advising on some of the issues/comments made and providing photographs of other dwellings in this location that it is advised have two doors on their front elevations.

A summary follows of the comments received from the neighbours objecting on the following grounds:

- This is retrospective, work is nearly complete – the Planning Department have completely ignored the concerns of the neighbours and the development has not been monitored
- Parking is completely inadequate
- The development will turn the property into a multi-dwelling – out of keeping with all the other properties on Knights Hill and would set a precedent
- The property will have four separate entrances, two at the front and two at the rear. If solely for the owner, his Wife and children – why four separate entrances?
- This could become a number of self-contained units, supported by the separate front and rear entrances
- The additional lower ground floor rear extension has already been built and the original holes for 2 windows have now been bricked up but can be knocked out at any time and replaced with windows
- This will be a totally separate dwelling from the main house, with access from the side
- Knights Hill parking is already a problem and this is a bus route. Although 3 parking spaces are shown in the front garden, this will be insufficient for the number of people who are going to live in the property
- The front and rear gardens of the property have been raised in height by approx. 5 feet causing overlooking to the 2 bungalows and houses below this property
- Redevelopment of this property was started in Autumn 2016 and was supposed to be in accordance with permission granted to the previous owner in 2012. The new owner confirmed in writing that only himself and his family would be living here and that 3 parking spaces in the garden would be sufficient, as he only had one car.
- A much larger application was then submitted which was refused, but building continued and it became obvious that a much larger building was under construction, when the owner installed two front doors which had not been approved
- The new application was then submitted which does not exactly match the building work
- The size of the building, together with the four entrances, suggests a multi-apartment layout, with the front of the present build being a semi-detached property. This does not fit

- with all the other detached properties in the street
- This will increase traffic between the junction with Deeds Grove and the service road to the houses in Baronsmead Road and cause more on-street parking and congestion
- This is a steep bus route with buses having difficulty turning into Knights Hill due to crowded parking on the corners, and is a through road and a school route for small children
- This could cause potential noise and nuisance from the development and an increase in danger from anti-social behaviour and crime, which accompanies this type of premises
- This large development now blocks the view from my house at No.1
- The two velux windows could provide further developed space for additional occupancy
- The additional front door is not necessary, as the whole of the ground floor can be easily accessed via the existing front entrance
- The photographs provided by the applicant show that the houses on Knights Hill are all detached properties with only one front entrance door
- The back of the house is now a patchwork quilt. The original permission states the extensions should be built with bricks to match the house. A top floor window has been removed and bricked-up with the old garage bricks, which is an eyesore. The lower rear addition has been constructed with a bright red brick – not at all in keeping with the side/rear extension build
- The stone cladding will be an eyesore and will be detrimental to the area
- Why has the driveway been continued down the side of the house without planning permission?
- What measures will be put in place by the Council to ensure that the property cannot be sold off (at a later date) as separate units? It should continue to be a family home, as per the rest of Knights Hill
- Will Wycombe Planning be able to put in place any measures to curb the number of vehicles attributed to a single property?

10 further letters of objection were received to the amended plans from the same neighbouring properties. Any further issues raised are summarised as follows:

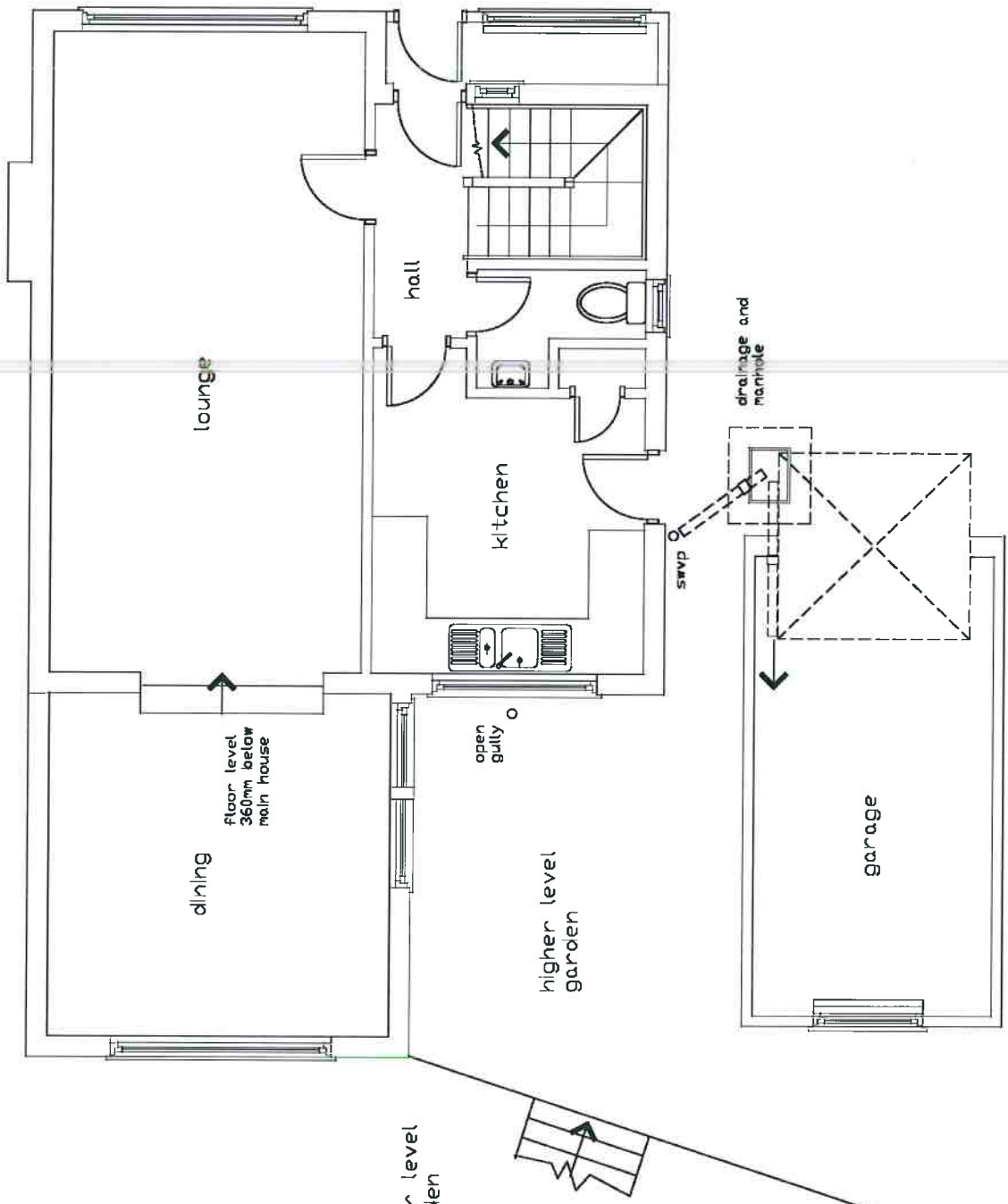
- The repositioning of the front door that leads to the side extension is being replaced by two separate front doors inside the covered porch – this could easily be divided into two separate entrances and two separate dwellings
- The basement could be converted into a separate dwelling, as it has a toilet and utility room
- The basement rooms and the velux windows turn this in to a four-storey property
- The entrance to the plot has been extended so that it can be entered from the private service road for the residents of Baronsmead Road, the bungalows on Deeds Grove and 4 & 6 Knights Hill
- Why have the Building Inspectors not picked up the fact that much of the work has been carried out on the property before planning applications have been passed?
- I object to the removed additional front door being transferred to the porch, alongside the existing front door – there are now two front doors side by side!
- The basement area has been deepened and enlarged
- The driveway has now been blocked paved and extended around the right-hand side of the house to give vehicular access to the rear
- There could be additional parking at the rear for the various apartments
- An 11-day period for comments on the amended plans has been given instead of the normal 14 days. Some people are on holiday. Please advise why a shorter period than this has been given and the statutory requirements for this
- I now need to engage my solicitor in this matter, as I have been given just one week to make an objection

Existing Ground
Floor Plan

JAC Associates
Property Consultants
Mob: 07779 653101

Project	
2 Knights Hill High Wycombe BUCKS	
Client	
Mr Ghulan Tel: 01494 639683	
Drawing Title	
Proposed Extension	
Drawing Number	
knightshill - 2 / 0 ground existing	
Scale	Date
1 : 50	30-05-07

All drawings and information contained in this plan shall be considered void unless the plan is accompanied by a written statement of authority from the architect or building control authority. The architect shall not be responsible for any errors or omissions in the plan or drawings. The architect shall not be liable for any loss or damage, including consequential loss or damage, arising from the use of the plan or drawings. The architect shall not be responsible for any loss or damage, including consequential loss or damage, arising from the use of the plan or drawings. The architect shall not be liable for any loss or damage, including consequential loss or damage, arising from the use of the plan or drawings.



retaining wall on boundary
for higher level service road
service road 600mm higher than DPC

REF: 17-06-14-Sub
AMENDED

Proposed Ground
 Floor Plan

JAC Associates
 Property Consultants
 Mob: 07779 653101

Project
 2 Knights Hill
 High Wycombe
 BUCKS

Client
 Mr Chulan
 Tel: 01494 631683

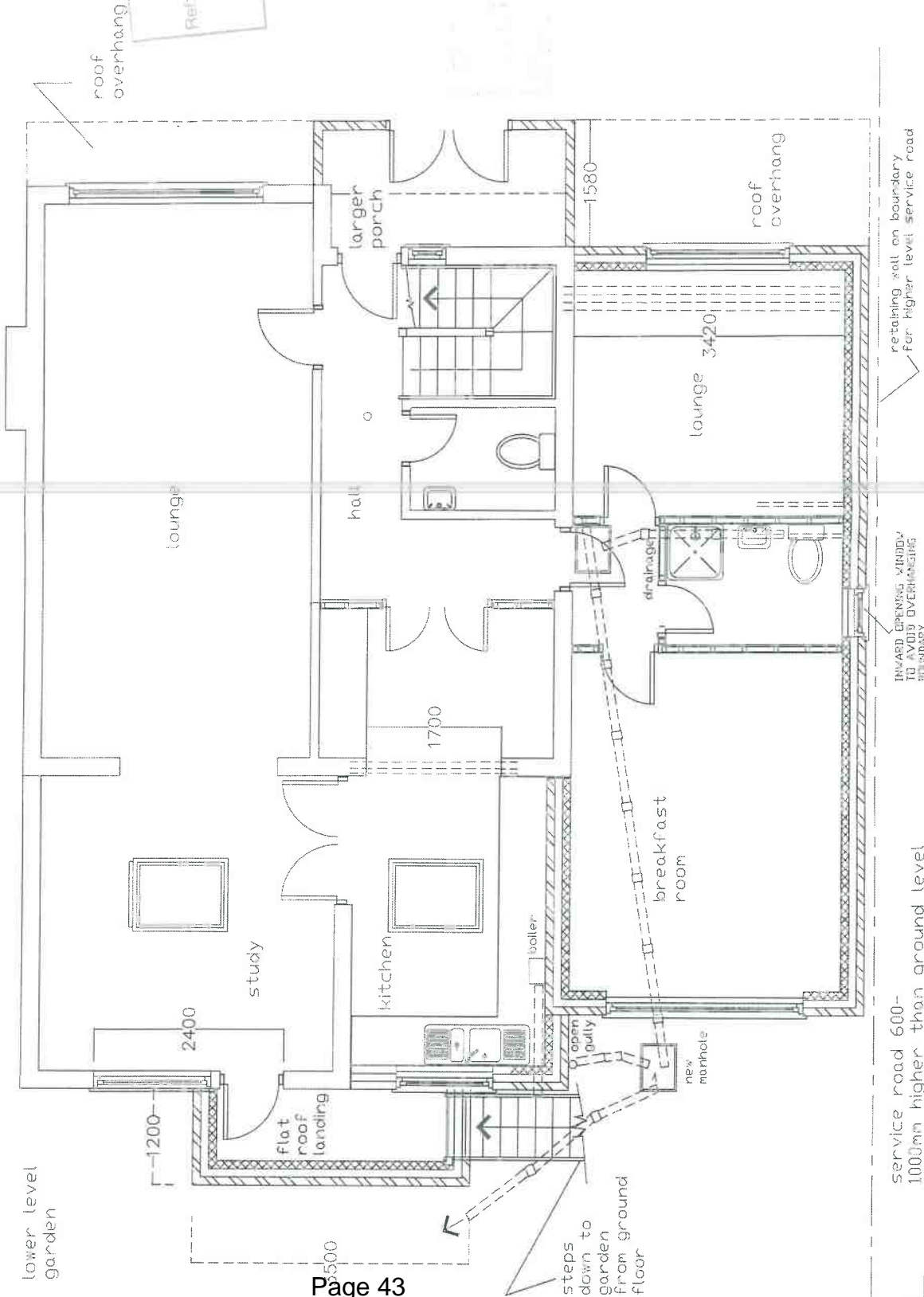
Drawing Title
 Proposed Extension

Drawing Number
 Knights Hill - 2 / 1 REV C
 ground proposed

Scale
 1 : 50

Date
 29-08-17

We warrant that the information contained in this drawing is true and correct to the best of our knowledge and belief at the time of issue. We do not warrant that the information is complete or that it is suitable for any purpose other than that for which it is intended. We accept no liability for any loss or damage, whether direct or indirect, arising from the use of this drawing. This drawing is the property of JAC Associates and shall remain our property at all times.



Existing First Floor Plan

JAC Associates
Property Consultants
Mob: 07779 653101

Project
2 Knights Hill
High Wycombe
BUCKS

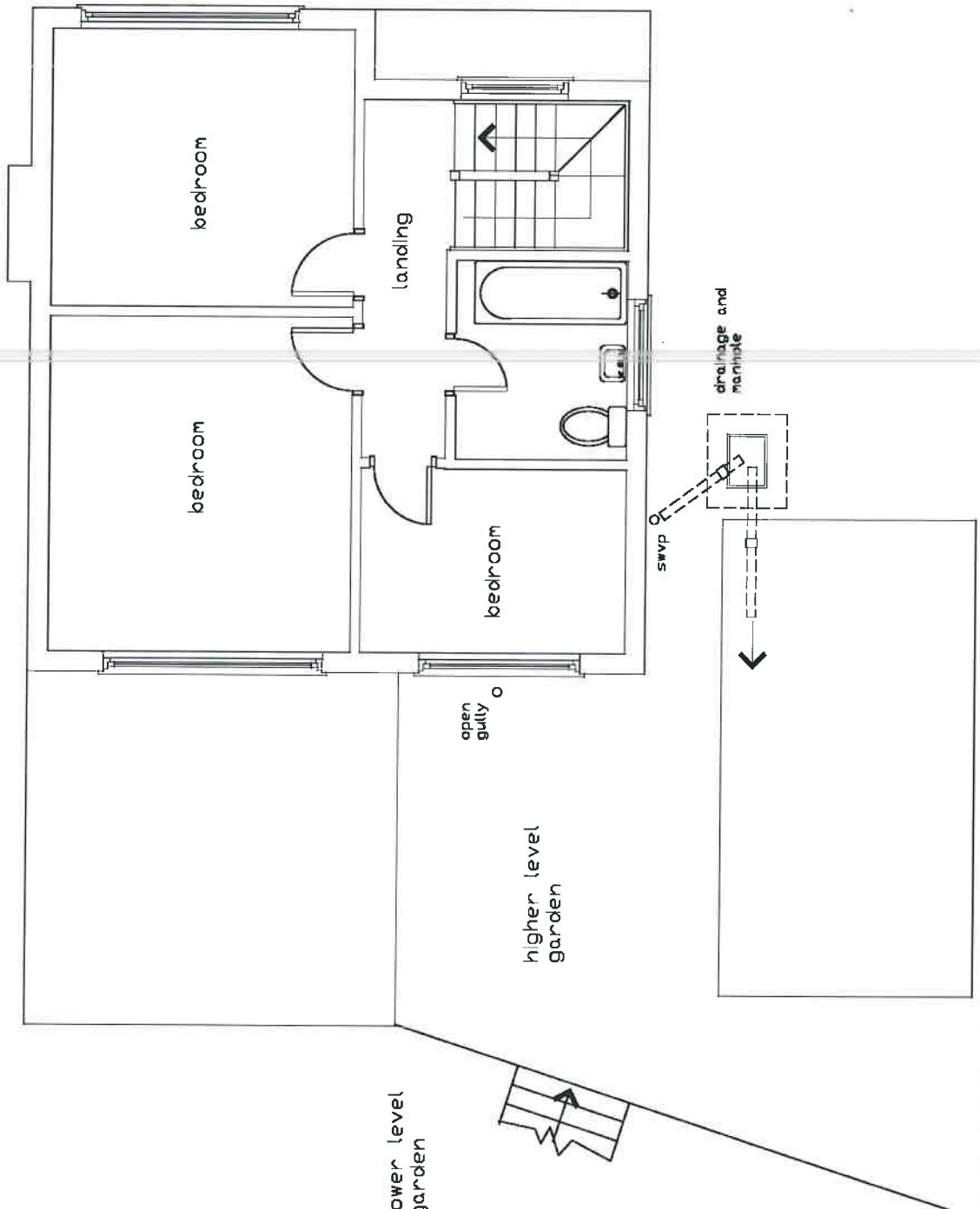
Client
Mr Ghulan
Tel: 01494 639663

Drawing Title
Proposed Extension

Drawing Number
knights-hill-2/2
first existing

Scale	1 : 50	Date	30-05-07
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All drawings are for information only and are not to be used for construction. The drawings are the property of JAC Associates and shall remain the property of JAC Associates. No part of this drawing should be reproduced without the written consent of JAC Associates.



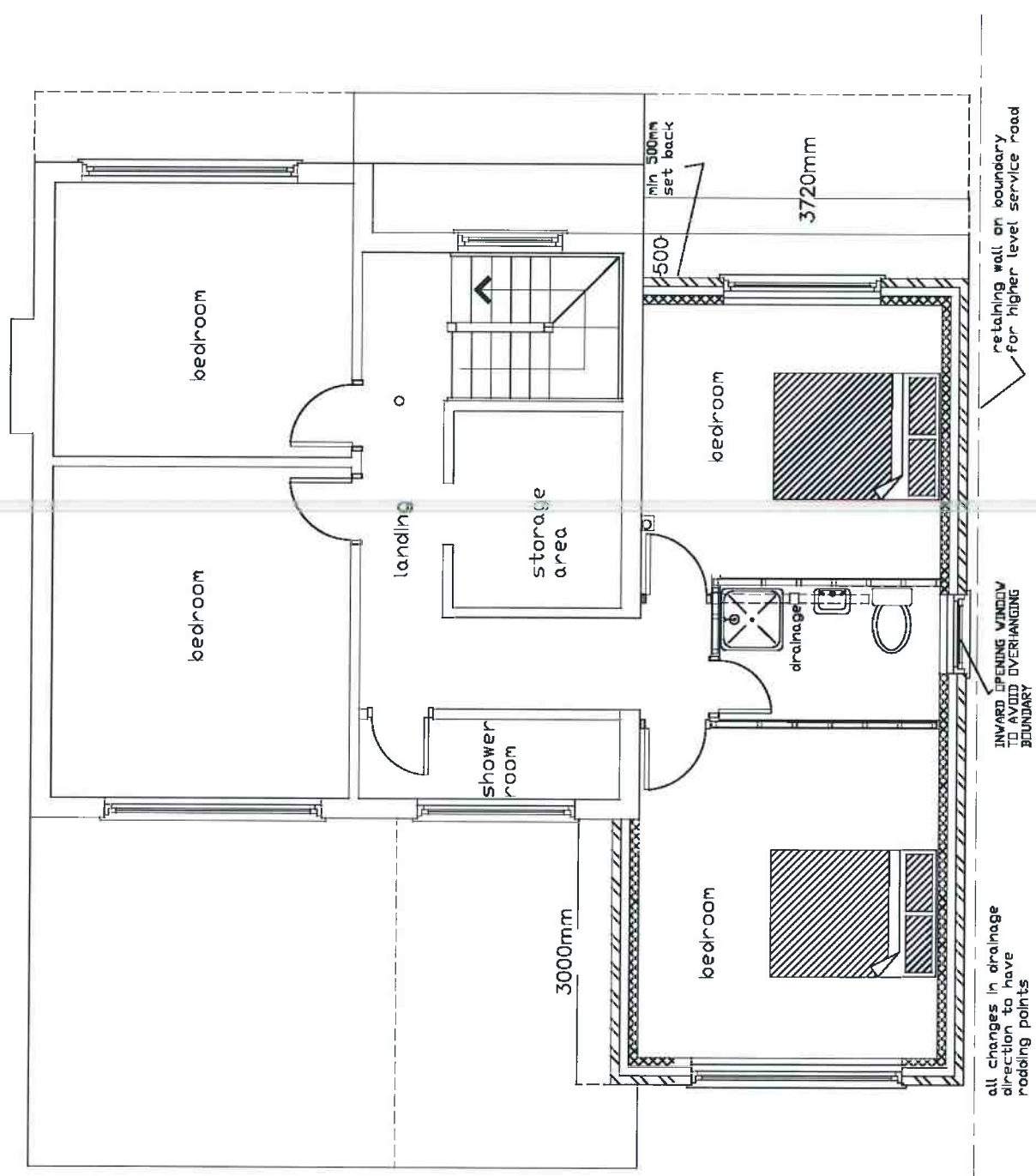
retaining wall on boundary for higher level service road
service road 600mm higher than DPC

Proposed First Floor Plan

JAC Associates
Property Consultants
Mob: 07779 653101

Project	2 Knights Hill High Wycombe BUCKS
Client	Mr Ghulam Tel: 01494 639683
Drawing Title	Proposed Extension
Drawing Number	knightsill - 2 / 3 REV B first proposed
Scale	1 : 50
Date	25-06-17

All drawings and information contained in these plans should be checked on site and with the local authority. The drawings and information may also be covered by the Town and Country Planning Act, Building Acts and The Party Wall Act. No responsibility is accepted for any loss or damage arising from the use of these drawings.



service road 600-1000mm higher than ground level

Existing
Lower Ground
Floor Plan

JAC Associates
Property Consultants
Mob: 07779 653101

Project
2 Knights Hill
High Wycombe
BUCKS

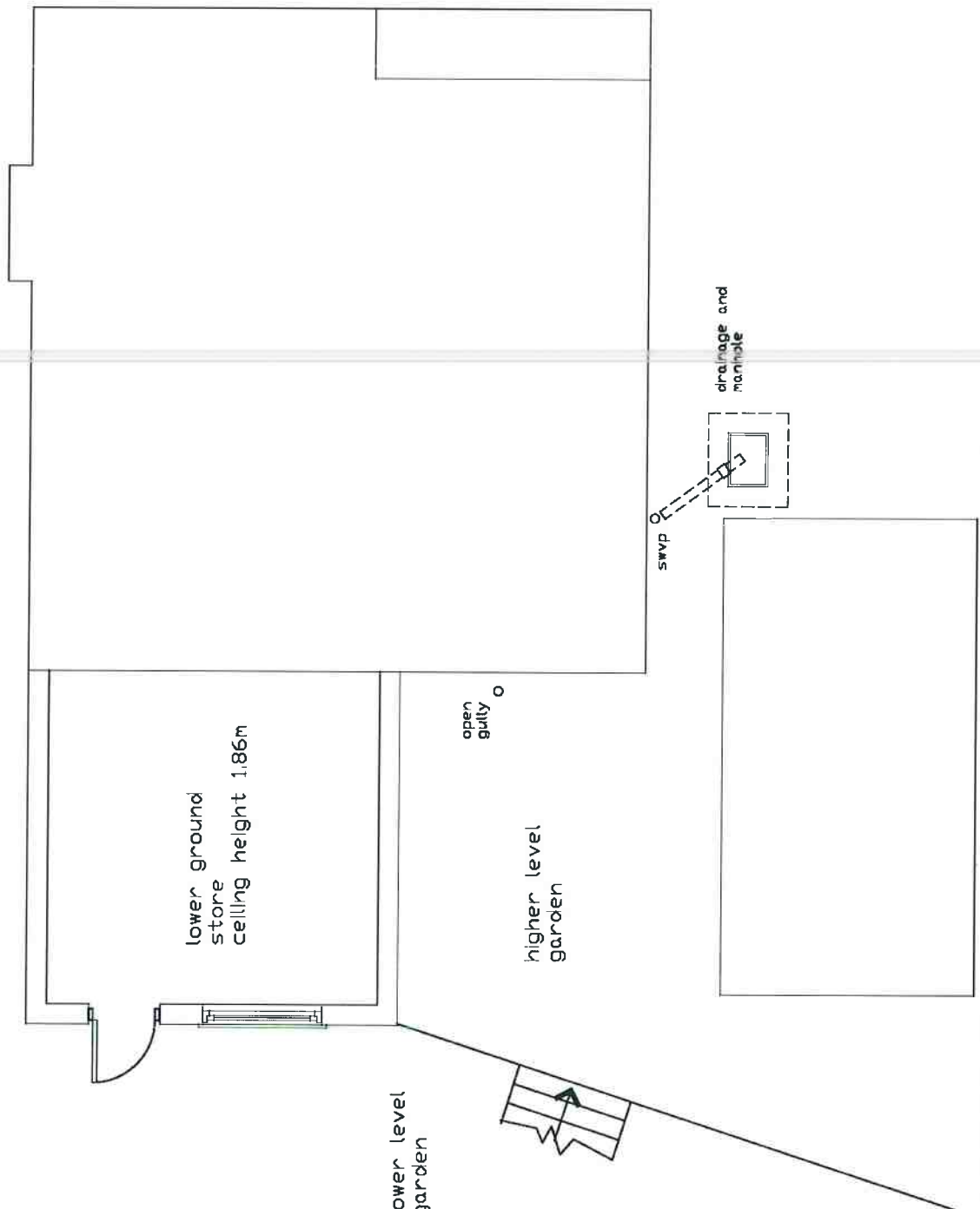
Client
Mr Ghulan
Tel: 01494 639603

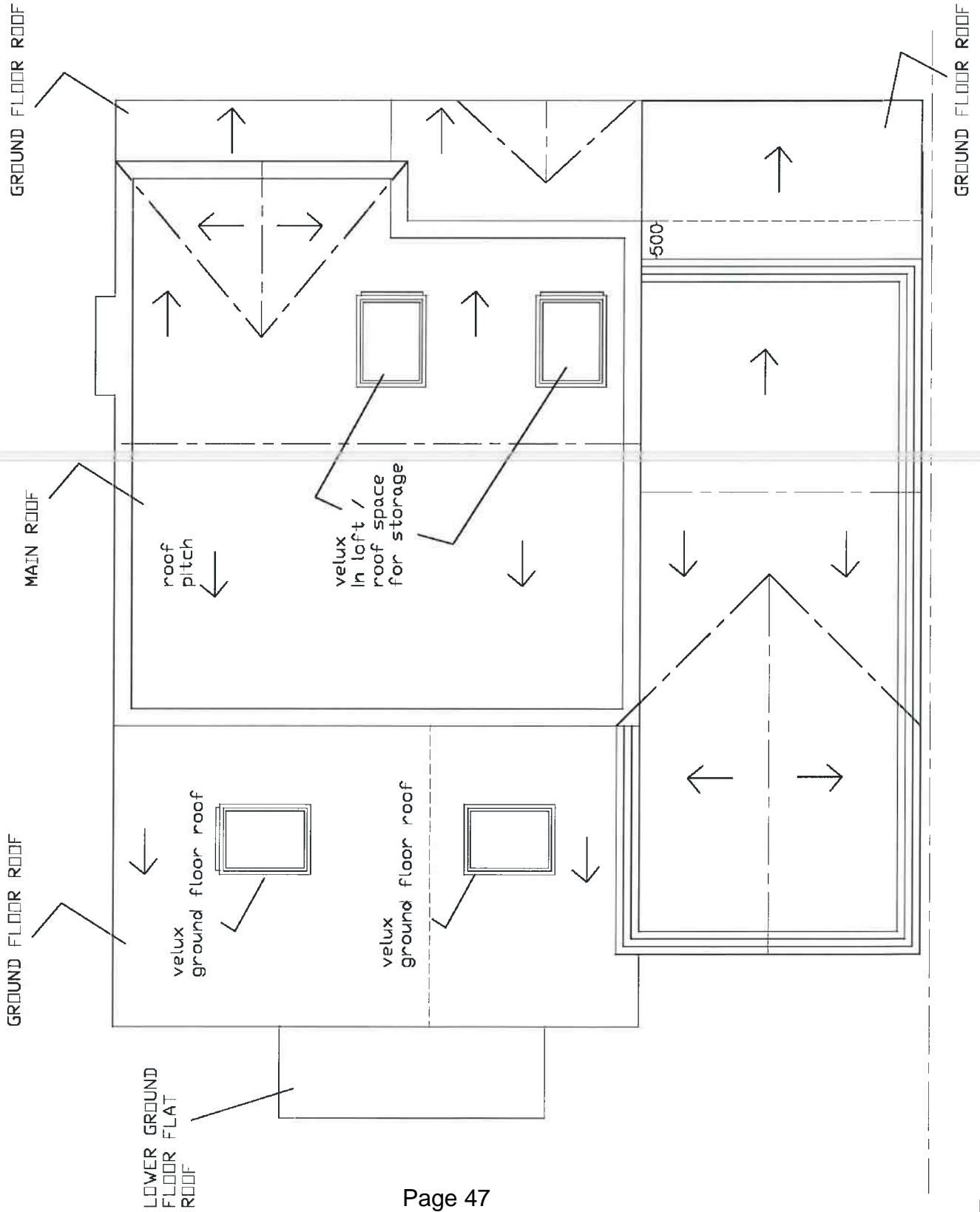
Drawing Title
Proposed Extension

Drawing Number
Knights Hill - 2 / 4
lower ground existing

Scale	1 : 50
Date	30-05-07

All dimensions and elevations are stated in metres. Accuracy is to be confirmed by field checks. The works may also be governed by the Town and Country Planning Act 1990. It is recommended that you obtain all necessary consents.





Proposed Roof Plan

JAC Associates
Property Consultants
Mob: 07779 653101

Project
2 Knights Hill
High Wycombe
BUCKS

Client
Mr Ghulan
Tel: 01464 639683

Drawing Title
Proposed Extension

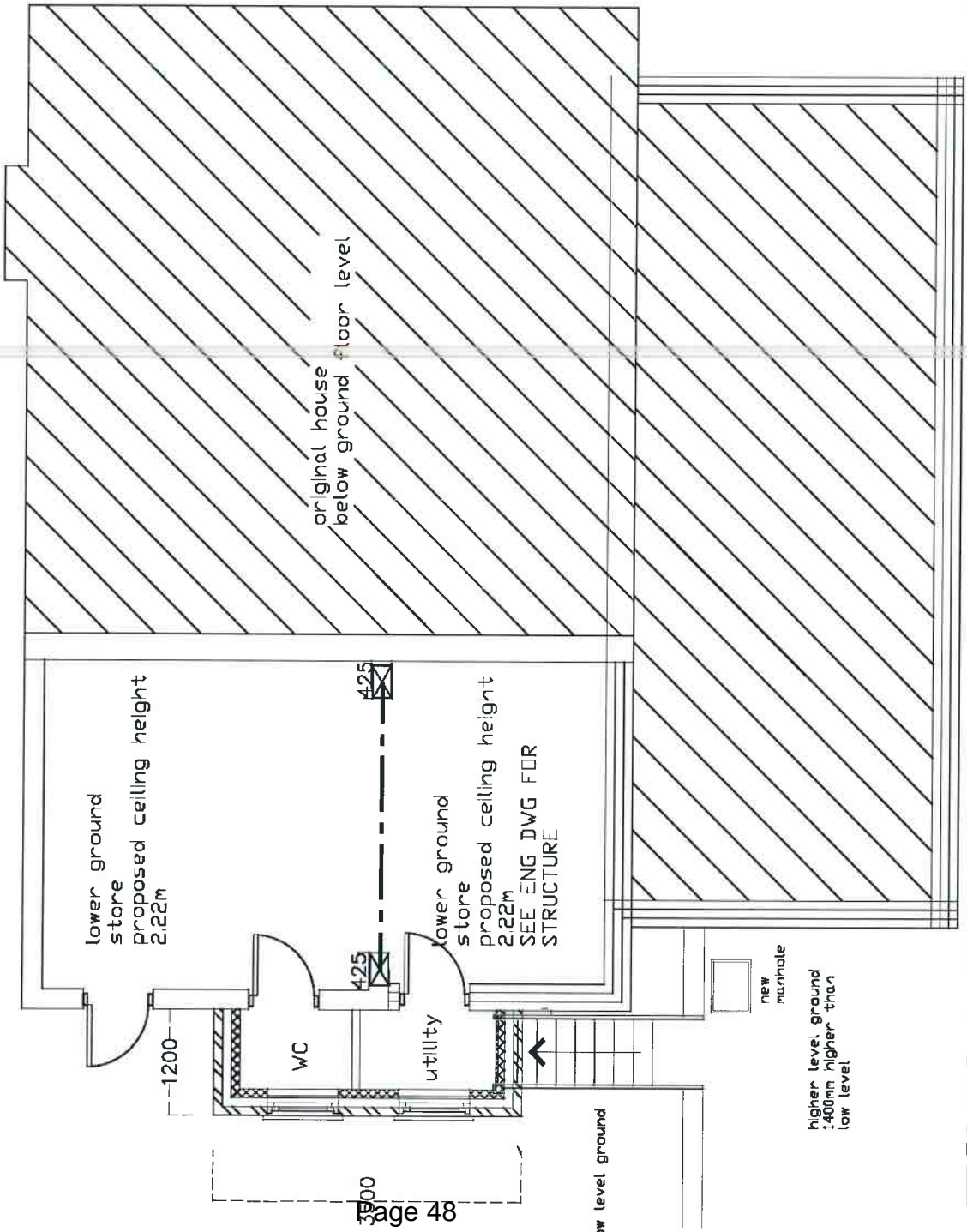
Drawing Number
knighthill - 2 / 4
proposed roof plan

Scale
1 : 50

Date
19-07-17

All dimensions and information contained in these plans should be checked on site and with the Local Authority before construction. The drawings are prepared in accordance with the Building Regulations, Building Act and The Party Wall Act. No liability is accepted for any errors or omissions.

SCALE



Proposed
Lower Ground
Floor Plan

JAC Associates
Property Consultants
Mob: 07779 653101

Project
2 Knights Hill
High Wycombe
BUCKS

Client
Mr Ghulan
Tel: 01494 639603

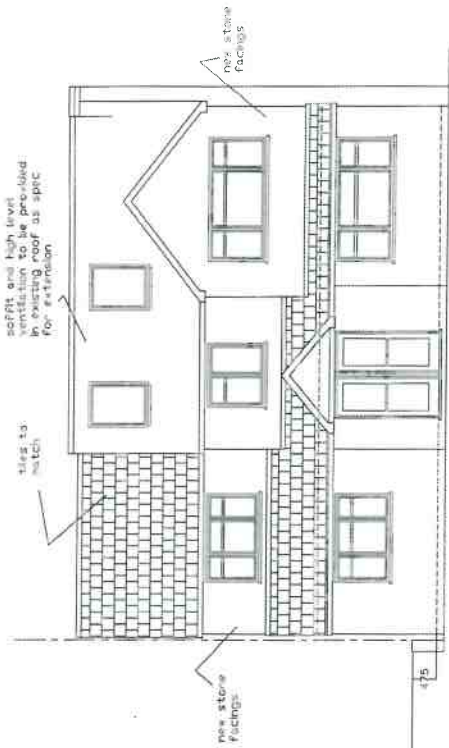
Drawing Title
Proposed Extension

Drawing Number
knights Hill - 2 / 4a rev B
lower ground proposed

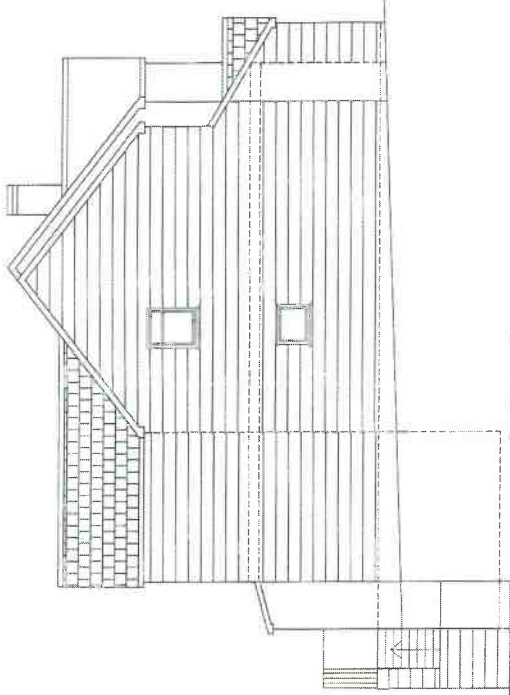
Scale
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Date
25-06-17

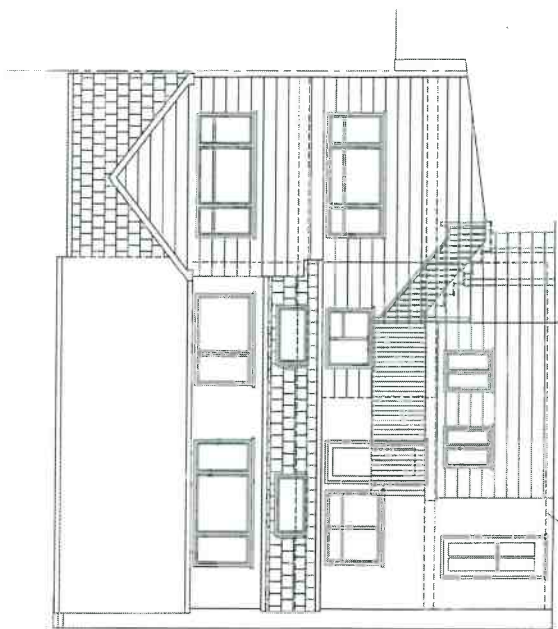
All dimensions and references included in these plans should be checked on site and with the Local Authority prior to commencing any building works. The drawings are prepared in accordance with the Building Regulations Act, Building Act and The Party Wall Act. No works should be commenced prior to obtaining all necessary consents.



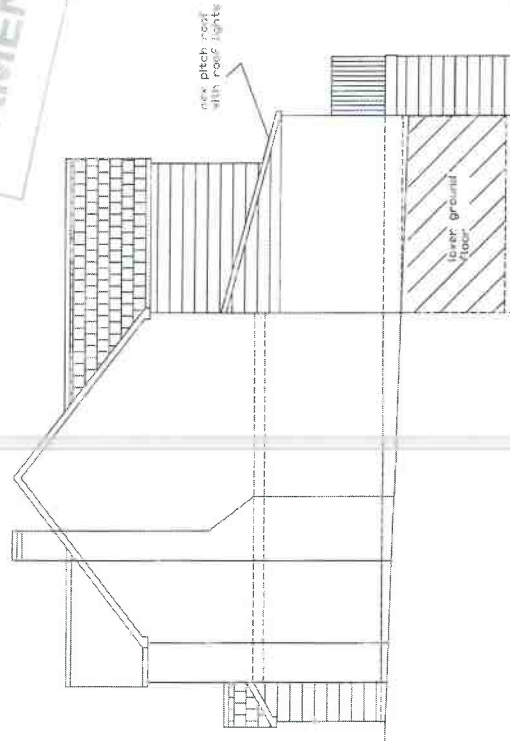
Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation



Proposed Side Elevation

Ref: 17/068/14/Full
AMENDED

JAC Associates
 Property Consultants
 Mob: 07779 653101

Project
 2 Kington Hill
 High Wycombe
 BUCKS

Client
 Mr Chellan
 Tel: 01494 659693

Drawing Title
 Proposed Extension

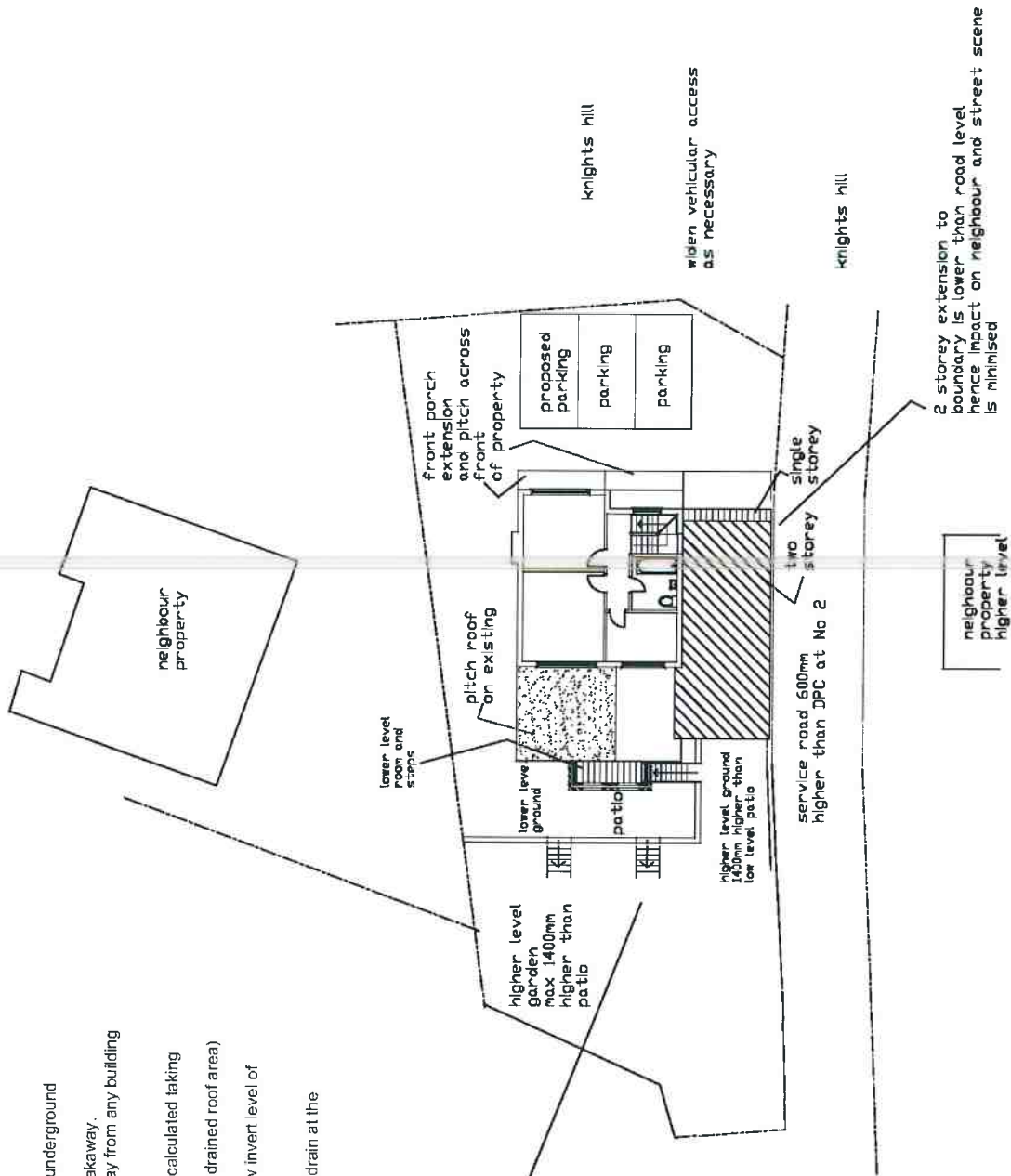
Drawing Number
 17/068/14/Full
 proposed elevations

Scale
 1 : 100

Date
 29-08-17

All dimensions are unless otherwise indicated in feet and inches. All drawings are the property of JAC Associates. The drawings are to be used for the purpose of the proposed extension only. No liability is accepted for any other use. The drawings are not to be used for any other purpose without the written consent of JAC Associates.

- **Surface Water**
- 75mm rain water pipe to 100mm diameter underground quality pvc drain.
- Min falls 1-40, bedded in pea shingle to soakaway.
- Soakaway sited not less than 6 metres away from any building in clay soils.
- (4.5m in better drained soils).
- Cubic capacity of the soakaway should be calculated taking into account roof area to be drained (1.0 m³ for every 20m² drained roof area) (H3).
- Soakaway capacity to be min 1 Cu M below invert level of drain.
- 1.5 metres from boundary.
- Alternatively take to nearest surface water drain at the discretion of the Local Authority.



Proposed Block Plan

JAC Associates Property Consultants Mob: 07779 653101
--

Project 2 Knights Hill High Wycombe BUCKS
Client Mr Ghulan Tel: 01484 639863
Drawing Title Proposed Extension
Drawing Number knights-hill-2/8 rev B block
Scale 1 : 200
Date 26-05-17

All dimensions and information contained in these drawings are to be taken as correct and the contractor shall be responsible for checking the accuracy of the information. The works may also be covered by the Town and Country Planning Act 1990 and the Planning Regulations 2008. It is the contractor's responsibility to ensure that all necessary consents are obtained before starting work.

Agenda Item 7.

Contact: Jenny Ion DDI No. 01494 421599
App No : 17/07081/FUL App Type : FUL
Application for : Demolition of existing dwelling and erection of a pair of 4 bed semi-detached dwellings with associated vehicular access and parking
At 32 Fennels Way, Flackwell Heath, Buckinghamshire, HP10 9BY
Date Received : 22/08/17 Applicant : Mr Richard Collins
Target date for decision: 17/10/17

1. Summary

- 1.1. Permission is sought for the demolition of the existing dwelling and its replacement with a pair of 4 bedroom semi-detached dwellings, together with a new access and the provision of parking space.
- 1.2. The proposed dwellings would be an attractive pair of houses whose design accords with the varied scale and appearance of dwellings along Fennels Way. The development would create an acceptable environment for future occupiers with appropriate parking and amenity space provision and would not harm the amenities of neighbouring properties or the character of the area. The application is therefore recommended for permission.

2. The Application

- 2.1. The application site is a wedge shape plot with a road frontage of approximately 19 metres which widens out to the rear and backs onto woodland. There are a number of mature trees within the site, mainly within the rear garden. The existing property is a single storey brick built bungalow under an orange profiled tile roof which has been extended to the rear. There is a detached garage to the side / rear.
- 2.2. The proposed houses would be a symmetrical pair of two storey dwellings with accommodation also provided in the roof space. They would have half hipped gabled roofs with a central chimney stack and projecting gables at the front with semi-octagonal bay windows. To the rear the central projection would have a hipped roof. Each house would have a single storey element wrapping round the front and side elevations of the side wing.
- 2.3. The left hand plot would use the existing access to the site and would have driveway parking for up to 4 cars. A new access would be formed requiring the removal of a section of the front boundary hedge for the right hand plot which would also have driveway space for up to 4 cars.
- 2.4. The site is located in an established residential area and is within zone B of the Buckinghamshire Countywide Parking Guidance. The woodland to the rear is in the Green Belt and the Western Wye Valley Local Landscape Area. The trees in the woodland are protected by a woodland Tree Preservation Order.
- 2.5. The application is accompanied by:
 - a) Design and Access Statement
 - b) Tree Survey / Report
 - c) Bat Survey Report

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,
- was provided with pre-application advice,
- the application was acceptable as submitted and no further assistance was required.
- The application was dealt with/approved without delay.

4. Relevant Planning History

4.1. No planning history for alterations to the existing dwelling.

4.2. 17/06467/FUL - Householder application for the construction of part two storey side extension, part single storey rear extension, side dormer window and new front porch at Cordoba. Permitted, not yet implemented.

4.3. 15/05619/FUL – 2 storey side extension to no. 34. 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), CS12 (Housing provision)

DSA: DM1 (Presumption in favour of sustainable development), DM6 (Mixed-use development)

Draft New Local Plan: CP1 (Sustainable Development), CP3 (Settlement Hierarchy), CP4 (Delivering Homes), DM32 (Accessible locations, sustainable transport and parking)

5.1. The site is located within the residential area of Flackwell Heath and there is therefore no objection in principle to redevelopment of the site for residential purposes, provided the scheme complies with all other relevant policies in the Development Plan.

Transport matters and parking

ALP: T2 (On – site parking and servicing), T5 and T6 (Cycling),

CSDPD: CS20 (Transport and Infrastructure), CS21 (Contribution of development to community infrastructure)

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

5.2. Fennels Way is a private road which connects to Swains Lane at its southern end. The proposals would increase the amount of traffic generated by the site however the highway authority has not raised any issues in terms of the additional traffic through the junction with Swains Lane.

5.3. One plot would use the existing access point onto Fennels Way, whilst a section of hedge would be removed to create a second point of access for the other plot. The road has a speed limit of 20mph and there are traffic calming measures along the road in the form of speed bumps. The level of visibility which could be achieved from the access is considered sufficient and similar to other properties along the road. As such the proposed access arrangements are considered acceptable.

5.4. The site is located within Zone B of the Buckinghamshire Countywide Parking Guidance. The guidance indicates that for the size of dwellings proposed three on-site parking spaces are required for each dwelling. The plans show that parking

would be provided within the front gardens of the new houses and the space available is more than sufficient to accommodate three spaces. Whilst on-site turning space would be limited this is not considered to be essential in this instance given the nature of the road.

Raising the quality of place making and design

ALP: G3 (General design policy), G8 (Detailed Design Guidance and Local Amenity), G10 (Landscaping), G11 (Trees), G26 (Designing for safer communities), Appendix 1

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

DSA: DM11 (Green networks and infrastructure)

Residential Design Guidance SPD

Draft New Local Plan: CP8 (Sense of place), DM33 (Delivering green infrastructure in development), DM34 (Placemaking and design quality)

- 5.5. The site is a long plot in an established residential area, currently occupied by a single storey dwelling with a detached garage. There is a hedge along the front boundary and a number of mature trees within the plot, particularly in the rear garden. A tree survey has been submitted with the application which gives details of the individual trees, within an assessment of their quality. Also included is an Arboricultural Implications Assessment and Method Statement.
- 5.6. The application proposes the retention of the majority of trees on the site, including the more significant trees within the rear garden. These could be adequately protected during construction works. The scheme would require removal of a small number of trees at the front of the site, however these are not high quality trees and there is no objection to their removal on visual amenity grounds.
- 5.7. The method statement suggests that tree protection measures are put in place to protect trees on the side boundaries at the front of the site and to fence off the rear part of the site. Subject to the imposition of appropriately worded conditions in relation to tree protection and the method statement the Council's Arboriculturalist has raised no objections on arboricultural grounds.
- 5.8. Fennels Way is a long road along which there is a wide mix of properties in terms of both size, design, and plot size. Most are detached houses, but not exclusively so, and there is a mix of single storey, two storey and chalet style properties.
- 5.9. The current proposal is for a symmetrical pair of two storey dwellings in place of the existing single storey property. There is no objection per se to the replacement of a single storey dwelling with two storey development (other site along the street having been developed in this manner), provided that the details of what is proposed are in keeping with the general character of the area and its immediate context.
- 5.10. The site is set between no. 34 Fennels Way to the north west, which is a two storey dwelling with half-hipped gables facing the road, and Cordoba on the south east side which is a chalet style dwelling with a gable facing the road and a dormer on its south east side. The proposed pair of houses are reminiscent of late Victorian / Edwardian dwellings, articulated by projecting gables to the front and to the rear, projecting bay windows to the front, and a canopied porch across the side wings. In themselves the houses would, with the appropriate use of materials and detailing, have an attractive appearance which is in keeping with the varied styles of houses along Fennels Way.
- 5.11. In terms of scale, the houses, at 8.6 metres high, would be taller than both their immediate neighbours, by approximately 0.9 metres compared to no. 34 and 2.7 metres higher than Cordoba. The height of the houses would be similar to other two storey dwellings along Fennels Way, and the juxtaposition of dwellings of contrasting heights is not uncharacteristic of Fennels Way. The bulk and mass of the dwellings would be broken up by the use of projecting wings to the front and rear, and the height steps down at the sides with a single storey element wrapping round the front and side of the houses. Therefore, in this instance, the scale and design of the dwellings is considered acceptable in this context. The development would sit

comfortably within the plot and would not appear cramped or overbearing.

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)

Residential Design Guide SPD

Draft New Local Plan: DM34 (Placemaking and design quality), DM38 (Internal space standards)

- 5.12. The proposed dwellings would create a satisfactory living environment for future occupiers in terms of natural lighting, accommodation and amenity space provision.
- 5.13. The properties most likely to be affected by the development are the immediate neighbours on either side.
- 5.14. No. 34 has recently been extended on the side closest to the application site. This extension has a side facing window serving a study / office at ground floor, which is also lit via a window in the front elevation. There is also a side window to the stair well. On the ground floor at the rear the windows are to a W.C., hallway and store. At first floor there is a second study / office which is lit by windows in both the front and rear elevation and a roof light in the hipped roof. Given that the side facing windows are all either secondary or to non-habitable space, and the rear windows are also to non-habitable rooms at ground floor, it is considered that the proposed development would not result in an undue loss of light to no. 34. An objection has been made on the ground of the loss of the view from the rear garden of no. 34, however there is no right as such in planning terms to a view.
- 5.15. Cordoba has habitable room windows in the front and rear elevations. The proposed development complies with the Council's guidelines on projection of development in relation to these windows and there would be no undue loss of light to the front or rear of the property, either in its current form or if extended in accordance with the extant planning permission.
- 5.16. At present the property has a side facing window in the ground floor which faces towards the application site which is roughly opposite the yew tree which is to be removed. This window would be opposite the rear corner of the house, which would be single storey immediately adjacent to the boundary with the first floor set back. The separation between the window and the single storey element is approximately 2 metres, and 3.5 metres from the two storey element.
- 5.17. Taking into account the degree of separation, the fact that the window is opposite the back corner of the house where the roof would be hipping away, and the orientation, with the development being on the north west side, and the degree of enclosure resulting from existing screening in close proximity to the existing window, it is considered overall that the development, whilst it would have some impact in terms of light, outlook and enclosure, would not have so significant an adverse impact as to warrant refusing the application. If the permission for extensions to Cordoba is implemented this room is proposed to be a utility room.
- 5.18. The scheme would have accommodation at both first and second floor level with windows facing the rear garden. The windows in the roof are at high level and would not result in overlooking. In the first floor, the outer windows are to bathrooms and could be obscurely glazed. Each house would then have one bedroom window overlooking the rear garden. The relative position of the existing and proposed dwellings is such that the areas immediately to the rear of the next door properties would not be overlooked due to the angle of view. Views from these windows towards the neighbouring properties further down the gardens would in part be filtered by the existing trees on the site boundaries which are to be retained. It is therefore considered that the proposal would not result in an unacceptable degree of overlooking. The side facing first floor bathroom windows are shown to be obscurely

glazed and this would be secured by condition.

Flooding and drainage

CSDPD: CS1 (Overarching principles - sustainable development), CS18 (Waste, natural resources and pollution)

DSA: DM17 (Planning for flood risk management)

Draft New Local Plan: DM37 (Managing flood risk and sustainable drainage systems)

5.19. The site is not located in an area at risk from fluvial flooding. There is no identified surface water flood risk on the site itself although the road is at risk from surface water flooding. The development would therefore need to ensure that surface water does not drain off the site onto the road. The use of permeable surfacing for the driveway which drains to areas within the site would address this issue. The site is relatively level and therefore this issue can adequately be addressed by way of a condition.

Ecology

CSDPD: CS17 (Environmental assets)

DSA: DM13 (Conservation and enhancement of sites, habitats and species of biodiversity and geodiversity importance), DM14 (Biodiversity in development)

5.20. As the proposal involves the demolition of the dwelling and it backs onto woodland the application is accompanied by a bat survey, which includes an emergence survey. The existing garage was assessed as having negligible roosting potential for bats due to the nature of the structure. No evidence of bats was found within the roof void of the dwelling, and the presence of window increasing light levels reduces the suitability for bat use and the roof void was therefore assessed as having negligible potential for day roosting bats. Due to there being a small number of external features suitable for crevice dwelling bats and given the location of the building a presence / absence emergent survey was undertaken.

5.21. This survey showed that whilst five different species of bats were observed foraging in the area none of these emerged from the dwelling itself. The report therefore recommends that the dwelling can be demolished without further surveys or special mitigation measures for bats. However control over external lighting should be imposed to ensure the garden remains suitable as a foraging area.

5.22. It has been suggested that the yew tree may be being used as a bat roost. Whilst the emergence survey noted bats foraging within the site and passing over it, there is not record of bats emerging from either the building or the tree and as such this is considered unlikely. A condition could be imposed requiring a precautionary approach to demolition and removal of trees to address this concern.

Building sustainability

CSDPD: CS18 (Waste, natural resources and pollution)

DSA: DM18 (Carbon reduction and water efficiency)

Draft New Local Plan: DM39 (Optional technical standards for Building Regulation approval)

5.23. Following the Adoption of the Delivery and Site Allocations Plan (July 2013) and in particular policy DM18 (Carbon Reduction and Water Efficiency) it would have previously been necessary to impose a condition to secure the required 15% reduction in carbon emissions as well as reducing future demand for water associated with the proposed dwelling. However, this was superseded in October 2016 by ministerial policy to transfer the issue to Building Regulations. It is only considered necessary to condition water efficiency. A condition can address this.

Infrastructure and Developer Contributions

CSDPD: CS21 (Contribution of development to community infrastructure)

DSA: DM19 (Infrastructure and delivery)

Draft New Local Plan: CP7 (Delivering the infrastructure to support growth)

5.24. The development is a type of development where CIL would be chargeable. It is considered that there would not be other types of infrastructure that will be put under unacceptable pressure by the development to justify financial contributions or the direct provision of infrastructure.

Weighing and balancing of issues – overall assessment

5.25. 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.

5.26. 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

5.27. As set out above it is considered that the proposed development would accord with the development plan policies.

Other matters

5.28. The issue of maintenance of the private road is not a material consideration in the determination of the application.

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 in accordance with the details contained in the planning application hereby approved and plan numbers 01, PL.01 - Rev A, PL.02 (Rev A), PL.03, PL.04 and PL.05 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 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 work to the external finish of the development 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.

4 Notwithstanding any indication of materials which may have been given in the application, a schedule and/or samples of all surfacing materials shall be submitted to and approved in writing by the Local Planning Authority before any work to the finished surfaces of the development takes place. This shall include the use of permeable surfacing for the driveways. Thereafter, the development shall not be carried out other than in accordance with the approved details.

Reason: To secure a satisfactory appearance.

- 5 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.
- 6 The development shall take place in accordance with the arboricultural method statement (AMS) and tree protection plan submitted as part of the planning application, and any permitted works Construction Exclusion Zone and other works which are specified in the AMS will take place under the supervision of a retained arboricultural specialist. A single page report and photographic record showing the supervised works will be submitted to the Local Planning Authority within 7 days of each supervised event which will result in a certificate being issued by the planning authority upon completion
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.
- 7 A precautionary approach to the demolition of the buildings and removal of trees is required. This shall include:
- * Immediately prior to commencement of works an internal check of (all) areas affected by the development shall be carried out by a suitably qualified person;
 - * Ridge tiles / roof tiles should be carefully removed by hand under the supervision of a suitably qualified ecologist.
 - * Any works to vegetation that might be used by breeding birds must be carried out outside the bird breeding season, i.e. outside March - September inclusive, or must first be checked to confirm the absence of breeding birds by a suitably qualified ecologist.
 - * Any trees to be removed shall first be checked by a suitably qualified ecologist to ensure that no bats are present.
- Reason: To comply with the requirements of the Conservation (Natural Habitats &c) Regulations 2010, Schedules 1, 5 and 8 of the Wildlife & Countryside Act 1981 (as amended), and the Protection of Badgers Act 1992.
- 8 Details of all screen and boundary walls, fences and any other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority before any part of the development is occupied. The development shall thereafter only be carried out in accordance with the approved details and the buildings hereby approved shall not be occupied until the details have been fully implemented. The screen and boundary walls, fences and any other means of enclosure which are part of the approved scheme shall thereafter be retained in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority.
Reason: To ensure that the proposed development does not adversely affect the privacy and visual amenities at present enjoyed by the occupiers of neighbouring properties, and to ensure a satisfactory environment within the development.
- 9 A fully detailed landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority before any development, above damp proof course, takes place.
The scheme shall include provision for
- * Additional planting to compensate for the loss of some of the existing trees at the front of the site
 - * Hedgerow planting along the front boundary
- The development shall be implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of amenity and to ensure a satisfactory standard of landscaping.

- 10 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees, plants or areas of turfing or seeding which, within a period of 3 years from the completion of the development, die are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority first gives written consent to any variation.
Reason: In the interests of amenity and to ensure a satisfactory standard of landscaping.
- 11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order), no development falling within Classes A, B, C or E of Part 1 of Schedule 2 shall be carried out without the prior, express planning permission of the Local Planning Authority.
Reason: In order that the Local Planning Authority can properly consider the effect of any future proposals on the character and amenity of the locality.
- 12 Notwithstanding any other details shown on the plans hereby approved, the window(s) and any other glazing to be inserted in the first floor flank elevations of the dwellings and the first floor rear facing bathroom windows 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(s) shall thereafter be retained as such.
Reason: In the interests of the amenity of neighbouring properties.
- 13 No floodlighting or other form of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting which is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.
Reason: In the interest of visual amenity and ecology due to the use of the rear garden as a foraging area for bats.

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 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 application was acceptable as submitted and no further assistance was required. The application was determined without delay.

Agenda Item 7. Appendix A

17/07081/FUL

Consultations and Notification Responses

Ward Councillor Preliminary Comments

Councillor David Johncock - At the moment local opinion seems to be that this proposal is an over-development of the site and needs to be scaled down. Can you please let me see your final report thereby giving me the opportunity to decide whether I could justify a call in or not?

Further Comments: Having read the officers report, I am inclined to ask that this application come to the Planning committee for determination as it is the view of many locally that the proposal is over-development of the site. I am also very concerned about the lack of a proper visibility splay at the junction of Fennels Way with Swains Lane. This is an existing concern but being exacerbated by the increasing number of properties in this road and therefore the ever increasing number of vehicles using this junction. I believe that there is a major road safety issue here that BCC have not seriously considered.

Parish/Town Council Comments/Internal and External Consultees

Chepping Wycombe Parish Council

Comments: Whilst we do not oppose the development of this site in principle, we have some concerns regarding this proposal. By virtue of its bulk, mass and volume the built form would become dominant in the street scene. It is somewhat disingenuous in the accompanying Design and Access Statement to compare this proposal to the pair of semi-detached properties adjacent to Waydown in Treadaway Road. These appear to be set a little further back in the plot and are screened as you approach from the centre of the village by an existing, mature hedge almost to ground floor fanlight height, reducing the intrusiveness in the street scene. In this proposal the dominance in the street scene will also be accentuated by the increased ridge height compared to the properties on either side.

We note it is proposed to provide 4 parking spaces for each property placed haphazardly as otherwise they would not fit on the frontage. Apart from the haphazard placing it appears that no manoeuvring space has been allowed for vehicles to ingress and egress the site in forward gear. This space is very important as the site is situated where the carriageway is very narrow and also there are no pavements for pedestrian safety. Although it would appear 4 parking spaces for each dwelling are sufficient due to the haphazard nature and lack of manoeuvring space the parking would not work for service vehicles etc. so there would inevitably be overspill parking on the narrow carriageway which would be most unsatisfactory.

In conclusion this is an over development of the site

Arboricultural Officer

Comments: No objection. Development to be in accordance with Arb Implications/ method Statement and tree protection plan.

County Highway Authority

Comments: The proposed development is located clear of the public highway on Fennels Way, a private road not maintained at public expense by the County Council. As such, I do not believe that this will have a detrimental impact on the safety and convenience of highway users on the adjoining network.

Mindful of the above, I do not have any objections or conditions to recommend for this application with regard to highway issues.

Ecological Officer

Comments: No comment

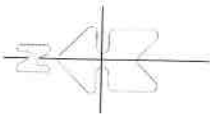
Representations

Four comments have been received objecting to the proposal:

- Too large, wide and high for both the plot and the surrounding area
- Increase in traffic along Fennels Way and through the junction onto Swains Lane
- Loss of smaller more affordable dwelling.
- Surface water drainage issues along Fennels Way would be exacerbated by the increased hardstanding unless it drains within the site.
- Bat report does not address use of trees / rear garden.
- Impact on wildlife such as hedgehogs.
- Need to ensure good visibility and manoeuvrability as road is narrow at this point and vehicles don't always observe 20mph speed limit.
- Contractors' vehicles will need to park on site.
- Fennels Way is a private road and the developer will need to contribute to the road maintenance fund.
- Style of houses retrograde and uninteresting.
- Four parking spaces per dwelling seems excessive.
- One house would be preferable
- Parking layout is unrealistic with not enough room to manoeuvre and vehicles would have to reverse out.
- Height of dwellings would set a precedent – most properties in the vicinity are single or 1.5 storeys.
- Loss of light and overshadowing to immediate neighbours.
- Overlooking to neighbours rear gardens from first and second floor windows.
- Loss of light to kitchen window at Cordoba – BRE light assessment should be done.
- Comparison with development at no. 4 is not appropriate due to different plot size, spacing and the size of surrounding properties.
- Contrary to H17, G3 and G8 and CS19
- Query adequacy of bat survey as bats are notably active in the area. Suggest bats are roosting in the yew tree at the back of the property.
- Fennels Way contains 77 dwellings, 33 are bungalows of which 16 have been adapted in some way.
- Loss of light to no. 34 particularly direct sun to south elevation and to patio at the rear.
- Would obstruct views from the observatory in the rear garden of no. 34.

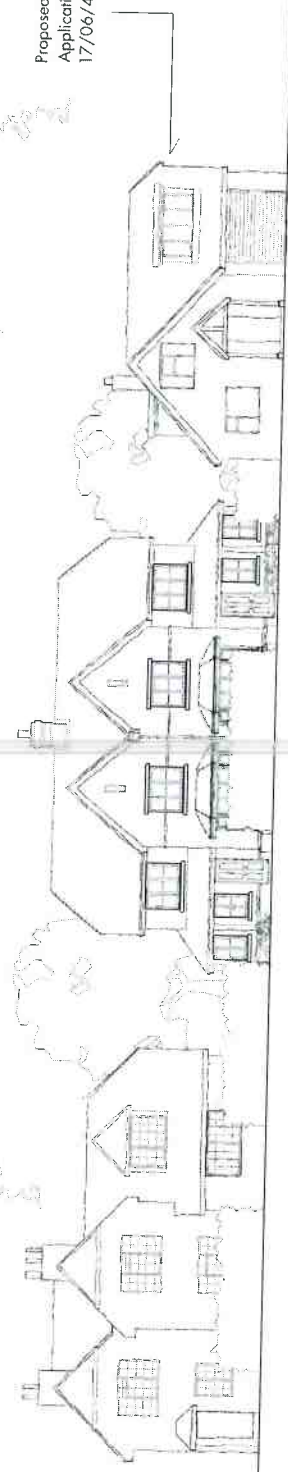
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Site Layout 1:200 @ A3

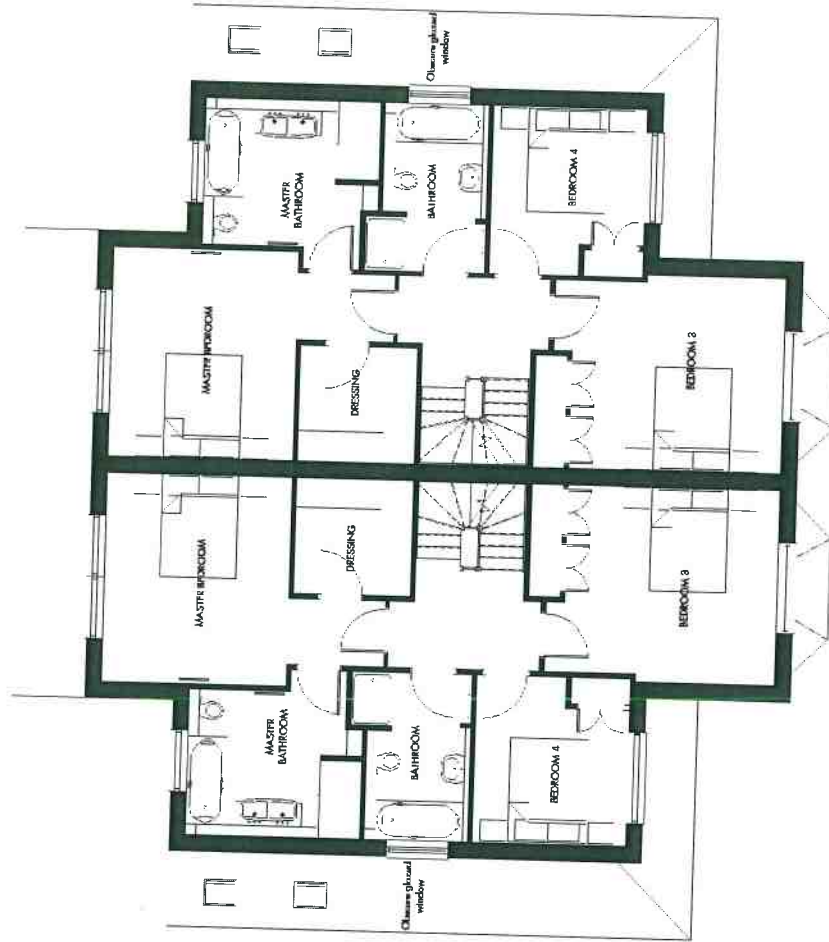
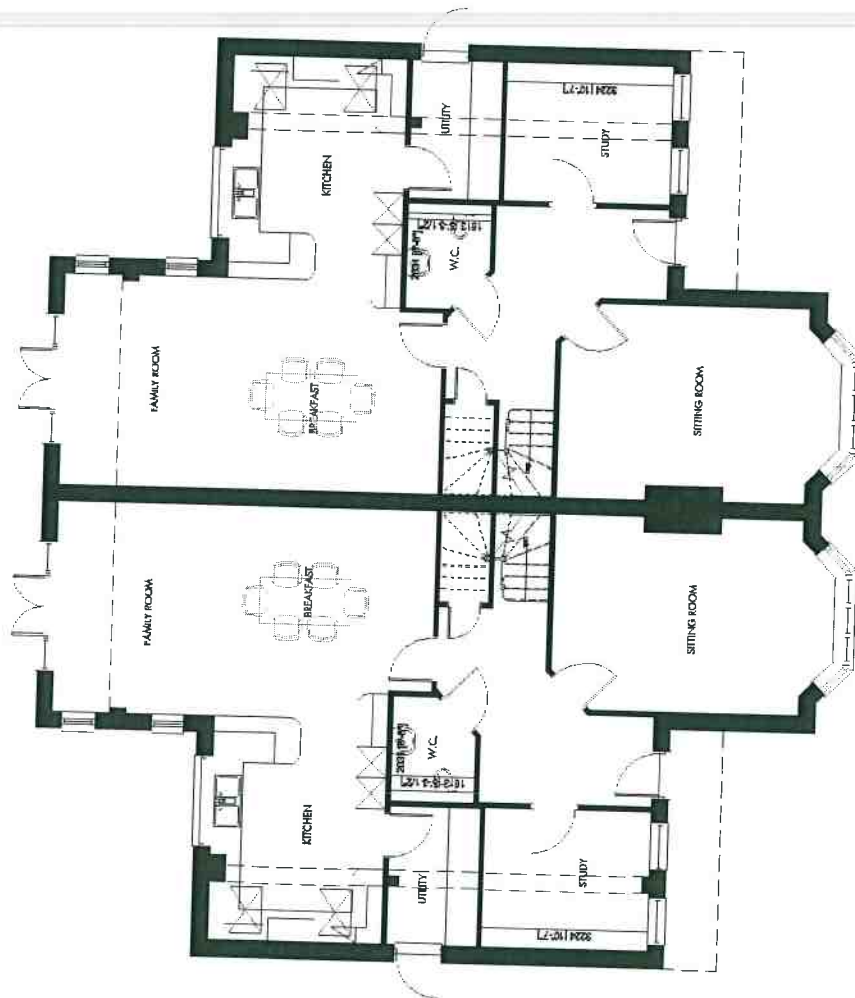
Proposed elevation as per Application Reference 17/06/467/FUL

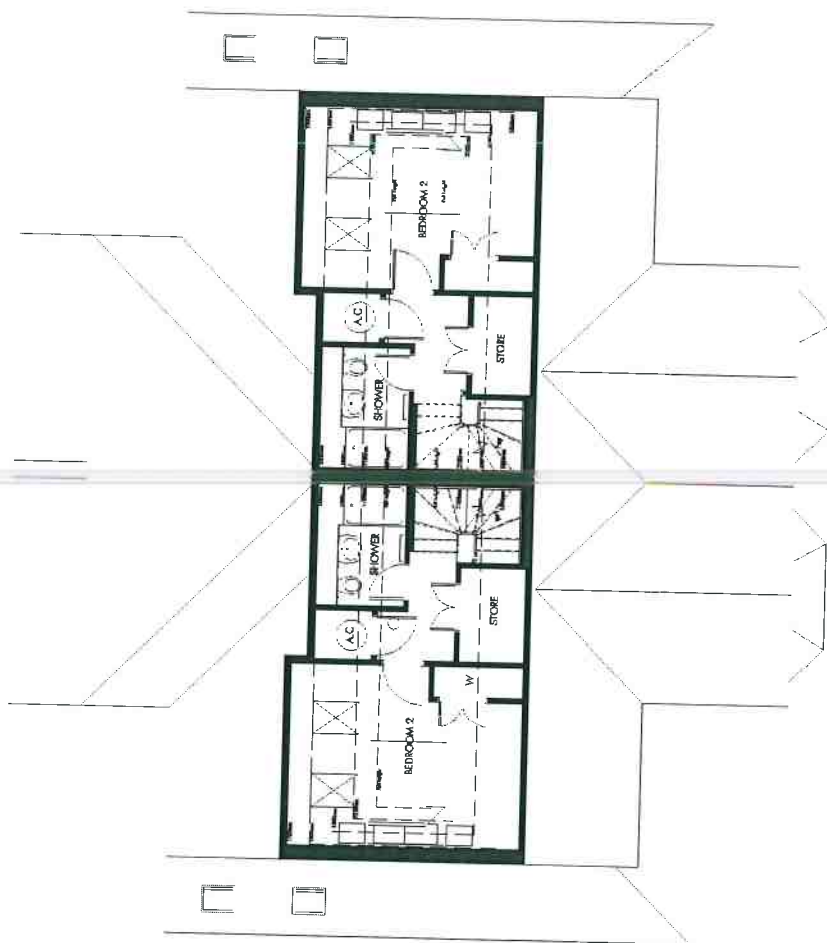


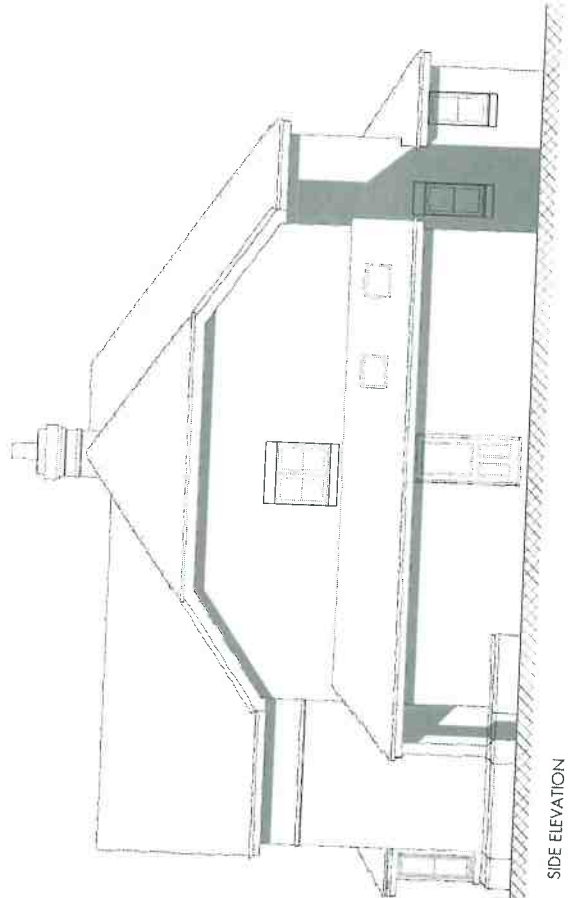
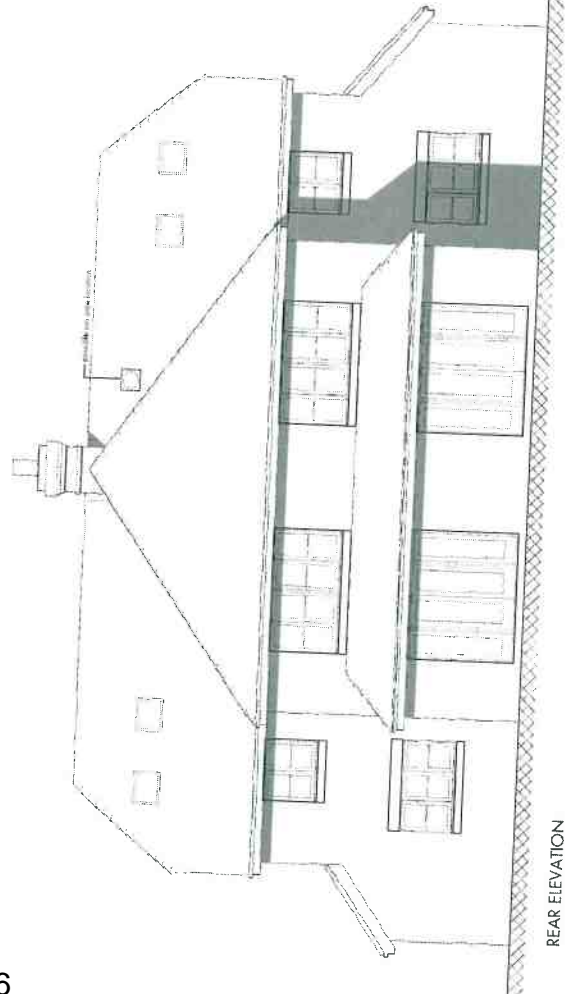
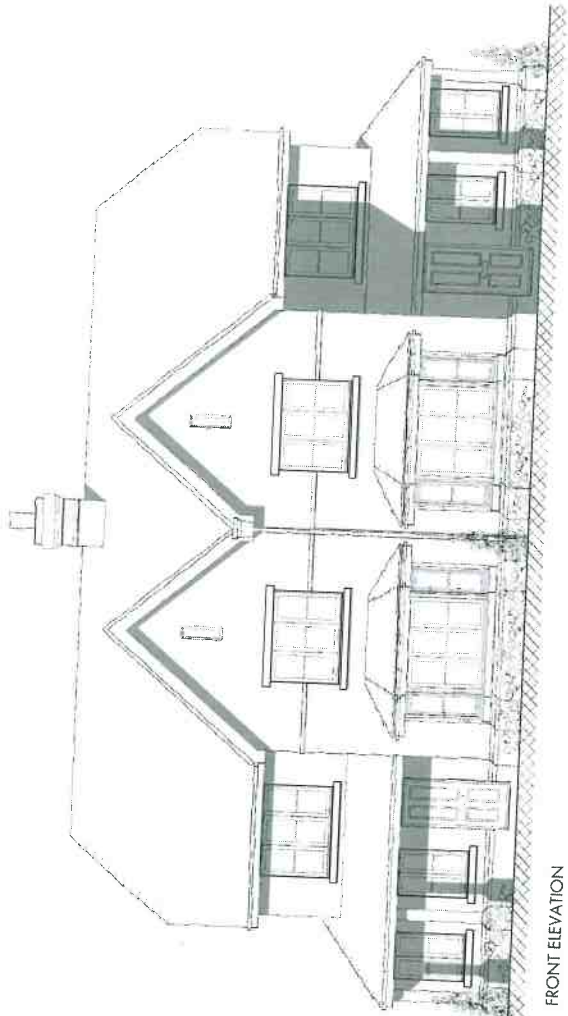
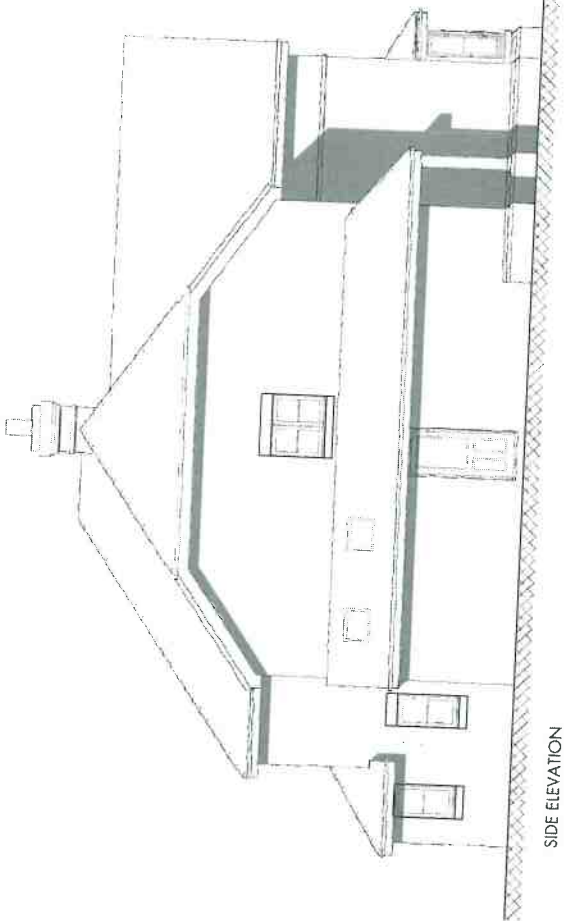
Street Scene 1:200 @ A3

PL.02 (rev A)

A.21.08.17 Red line amended







Proposed Elevations
PL 05



Agenda Item 8.

1. Pre-Planning Committee Training/ Information Sessions

Officer contact: Alastair Nicholson DDI: 01494 421510
Email: alastair.nicholson@wycombe.gov.uk

Wards affected: All

PROPOSED DECISION OR RECOMMENDATION TO COUNCIL

- 1.1 The Committee note that the next pre-committee training/information session is scheduled for 6.00pm on Wednesday 13 December in Committee Room 1.
- 1.2 At present a provisional request has been received from Bloor Homes who wish to present their proposed scheme for a site in Princes Risborough.

Corporate Implications

- 1.3 Members of both the Planning Committee, and the Regulatory and Appeals Committee, are required to complete a minimum level of planning training each year.

Sustainable Community Strategy/Council Priorities - Implications

- 1.4 None directly.

Background and Issues

- 1.5 The pre Planning Committee meeting gives an opportunity for member training or developer presentations.

Options

- 1.6 None.

Conclusions

- 1.7 Members note the recommendation.

Next Steps

- 1.8 None.

Background Papers: Residential Design Guidance SPD.

Agenda Item 10.

For Information: Delegated Action Undertaken by Planning Enforcement Team

Between 03/10/17-30/10/17

Reference	Address	Breach Details	Date Authorised	Type of Notice
16/00283/OP	Hedsor Hill Barn Hedsor Hill Hedsor Buckinghamshire SL8 5JW	Without planning permission the carrying out of excavation works, the creation of gated access, with means of enclosure and associated hardstanding	24-Oct-17	No Material Harm
17/00366/OP	Ivy Cottage Bryants Bottom Road Bryants Bottom Buckinghamshire HP16 0JS	Without planning permission, the erection of a raised platform structure (in the position shown outlined in blue on the attached plan).	16-Oct-17	Enforcement Notice
17/00474/OP	4 Amersham Road High Wycombe Buckinghamshire HP13 6PL	Erection of single storey rear extension not built in accordance with planning permission 15/08504/FUL	18-Oct-17	Not in Public Interest
17/00217/OP	Memsaab London Road Wooburn Moor Buckinghamshire HP10 0NJ	Without planning permission the erection of single storey structure used as shisha lounge	18-Oct-17	Not in Public Interest
17/00468/MS	276 Desborough Road High Wycombe Buckinghamshire HP11 2QR	Change of use from A1 (shop) to A3 (restaurant) without complying with condition 3 of planning permission 12/07153/FUL	18-Oct-17	Not in Public Interest
17/00422/CU	HSBC Bank Common Road Flackwell Heath Buckinghamshire HP10 9NS	Without planning permission the installation of new shopfront	18-Oct-17	Not in Public Interest
17/00417/OP	50 Saunderton Vale Saunderton Buckinghamshire HP14 4LJ	Without planning permission conversion of garage to form habitable accommodation	27-Oct-17	No Material Harm
17/00416/OP	44 Saunderton Vale Saunderton Buckinghamshire HP14 4LJ	Without planning permission conversion of garage to form habitable accommodation	27-Oct-17	No Material Harm
17/00414/OP	29 Saunderton Vale Saunderton Buckinghamshire HP14 4LJ	Without planning permission conversion of garage to form habitable accommodation	27-Oct-17	No Material Harm

Reference	Address	Breach Details	Date Authorised	Type of Notice
17/00415/OP	40 Saunderton Vale Saunderton Buckinghamshire HP14 4LJ	Without planning permission conversion of garage to form habitable accommodation	27-Oct-17	No Material Harm
17/00426/AD	Emmetts Farm Shop Wilton Farm Marlow Road Little Marlow Buckinghamshire SL7 3RR	Unauthorised display of advertisements	27-Oct-17	Not in Public Interest
17/00119/OP	Oakhurst Stag Lane Great Kingshill Buckinghamshire HP15 6EF	Erection of part single storey, two storey and first floor side/rear extensions including garage conversion in breach of condition 4 of p/p 16/06655/FUL	25-Oct-17	No Material Harm
17/00257/AD	Land South West Of Three Horseshoes Wycombe Road Marlow Buckinghamshire SL7 3RA	Display of advertisement	25-Oct-17	Not in Public Interest
17/00349/OP	The Old Methodist Chapel Main Road Lacey Green Buckinghamshire HP27 0QH	Demolition of existing Chapel and erection of detached dwelling and detached garage in breach of condition 6 (Parking layout) of P/P 09/07300/FUL	27-Oct-17	Not in Public Interest
17/00237/OP	Eleazar Warrendene Road Hughenden Valley Buckinghamshire HP14 4LX	Without planning permission the erection of detached outbuilding	27-Oct-17	No Material Harm
16/00584/AD	34A West Street Marlow Buckinghamshire SL7 2NB	Unauthorised display of adverts	27-Oct-17	Not in Public Interest
17/00103/OP	3 Hithercroft Road High Wycombe Buckinghamshire HP13 5LT	Without planning permission the erection of fence and levelling of garden	27-Oct-17	No Material Harm
17/00073/CU	Unit 3 Fryers Works Abercromby Avenue High Wycombe Buckinghamshire	Without planning permission, material change of use to gym	27-Oct-17	No Material Harm

Reference	Address	Breach Details	Date Authorised	Type of Notice
17/00049/OP	169 Spearing Road High Wycombe Buckinghamshire HP12 3LB	Without planning permission, the installation of dropped kerb	27-Oct-17	Not in Public Interest
17/00003/OP	Land At Daws Hill Lane High Wycombe Buckinghamshire	Without planning permission the erection of boundary fence	27-Oct-17	Not in Public Interest
16/00712/OP	26 & 28 Colborne Road High Wycombe Buckinghamshire HP13 6XZ	Without planning permission for formation of parking area and retaining walls	27-Oct-17	No Material Harm
17/00213/PR	3 The Cane And Rush Building Victoria Street High Wycombe Buckinghamshire HP11 2LU	Without Listed Building consent, the replacement of two external doors	30-Oct-17	Enforcement Notice
17/00489/MS	48 Amersham Hill Drive High Wycombe Buckinghamshire HP13 6QY	Without planning permission the carrying out engineering operations that include the deposition and laying of hardcore	13-Oct-17	Temporary Stop Notice
16/00704/OP	Home Farm City Road Radnage Buckinghamshire HP14 4DW	Retention of an outbuilding in breach of condition 4 of planning permission ref: 11/06829/FUL	20-Oct-17	Enforcement Notice
17/00346/CU	190 Dashwood Avenue High Wycombe Buckinghamshire HP12 3DD	Without planning permission the material change of use of outbuilding to dwelling	24-Oct-17	Planning Contravention Notice
13/00545/OP	3-5 Whitelands Road High Wycombe Buckinghamshire HP12 3EQ	Without planning permission the erection of a single storey rear extension and timber outbuilding at No. 5 Whitelands Road	12-Oct-17	Injunction
17/00487/OP	71 Abercromby Avenue High Wycombe Buckinghamshire HP12 3BB	Without planning permission the erection of side/rear extension and dormer window	23-Oct-17	No Material Harm