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App No : 17/07914/FUL App Type : FUL

Application for : Householder application for construction of a two storey side and rear extension, single storey front and rear extensions, front and rear pitched roof dormer windows, insertion of rooflights in connection with loft conversion

At 90 Cressex Road, High Wycombe, Buckinghamshire, HP12 4TZ

Date Received : 07/11/17 Applicant : Mr Fehzan Mehdi

Target date for decision: 02/01/18

## 1. **Summary**

- 1.1. The application seeks permission for a 'wraparound' part single, part two storey side and rear extension with roof alterations (from hipped to gable), and front and rear dormer projecting from the corresponding roof slopes.
- 1.2. The application is recommended for approval. It complies compliant with the Council's design guidance as found in Appendix 4. The design is similar to others in the street and terms of size, bulk and massing will remain subservient and proportionate to the main dwelling. The relationship with neighbours is similar to other extensions within the vicinity.

## 2. **The Application**

- 2.1. The property is two-storey 1930s semi-detached building with an existing side extension with detached single storey garage, a large rear garden and parking spaces for approx. 4 vehicles at the front. The building is enclosed by close boarded fencing but post and wire fencing along the boundary with No 92 and mature hedge/tree foliage to the northern boundary. An outbuilding is located on the rear boundary at the bottom of the garden.
- 2.2. The character of the area consists of a mix of traditional 1930s and 1960s semi and detached properties of similar but varying designs, all being of two storeys, hipped roofs and two storey front projections, which are prominent features throughout. Most dwellings in the vicinity have large areas of roof especially along the side elevation and many, particularly those opposite the application site, have been substantially extended and modified. Both properties either side have rear ground floor extensions (presumably constructed under permitted development) although these are not of the same scale as the proposed. The site is not located in any statutory designated areas.
- 2.3. The application seeks permission for a wraparound part single, part two storey side and rear extension with roof alterations (from hipped to gable), and front and rear dormer projecting from the corresponding roof slope. The single storey side extension is 2.2m wide, the rear extension extends across the full width of both the existing house and the side extension and will be approx. 6m from the original rear wall of the dwelling. The first floor rear extension is 4.8m deep x 5m wide. The resulting first floor rear projection will have a hipped roof to match the existing. A side elevation window at 2nd floor (facing № 88) will accommodate the stair well to the second floor loft conversion. It is proposed not to alter the ridge height of the property.

### 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, the agent responded by submitting amended plans, which were found to be acceptable and the application is recommended for approval.

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

**06/07220/FUL** - Construction of single storey rear extension. Granted and implemented.

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

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

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

DSA: DM1 (Presumption in favour of sustainable development)

Draft New Local Plan: CP1 (Sustainable Development), CP3 (Settlement Hierarchy), CP4 (Delivering Homes), DM33 (Managing Carbon Emissions, Transport and Energy Generation)

- 5.1. As the site is located within a built up residential area the extension of the dwelling is acceptable in principle, but must comply with all the relevant policies in the development plan.

#### **Impact upon the character and appearance of the street scene and surrounding area**

Adopted Local Plan (ALP): G3 (General Design Policy), G8 (Detailed Design Guidance and Local Amenity), G10, (Landscaping), G11 (Trees and Hedgerows)

Core Strategy Development Planning Document (CSDPD): CS19

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

- 5.2. The character of Cressex Road is an established built up residential area developed in the late 1930s. Therefore the majority of the properties are of similar age, largely semi-detached, with some more contemporary infill. There is a mixture of designs throughout but all share similar characteristics such as hipped roofing, floor to roof bay windows (in the 1930s properties), set back from the highway and built in brick. Many of the properties along the road have to some extent been extended, particularly to the rear, but there are examples of development that are similar to the current proposal. Both neighbouring properties, No 88 to the east and No 92 to the west, have single storey rear extensions. No 92 also has an additional single storey rear/side extension which is located along the boundary with No. 94. No 88 is of a comparatively modern design.
- 5.3. The application property is semi-detached. The main features impacting the street scene are the front porch, side extension, hip-to gable roof alteration and front dormer. The other aspects are two storey side and single storey rear extensions. The scale of the alterations are similar to that of many others in the street, some of which may have been undertaken under permitted development (particularly hip to gable roof conversions and front porches). The two storey side extension, in addition to the above would not unduly unbalance the nature of the semi-detached property and is of a scale that would remain subservient to it. Whilst substantial in scale, it is commensurate with the design of the existing property and will not appear overly dominant. The dormer, coupled with the hip to gable conversion will be subservient and proportionate to the scale of the altered property and consequently

will not appear dominant in the roof slope. The single storey rear extension is a typical extension in this location, although relatively deep. It is however of reasonable size and scale compared with the size of the garden and not dissimilar to other extensions to be found in the local area.

- 5.4. The outbuilding as originally proposed has been removed from the application and therefore does not fall to be considered in this report.
- 5.5. Consequently, the proposal will have no significant impact on the street scene or on the character and appearance of the wider area that would justify refusing planning permission.

#### **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)

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

- 5.6. The majority of the proposal is to the side elevation along the boundary with No 88, which has two side facing windows facing the boundary line, both of which are currently obscured and serve a bathroom and study. There is to be a 'maintenance' gap between the boundaries of 1m (making 2m in total). Although the hip-to-gable and side extension result in an increase in mass and bulk overall, it does not impinge on the Councils light angle guidelines when being measured from the nearest habitable window from any neighbouring property and therefore the proposal bears no significant impact to any neighbouring property with regard to loss of light. This is also true of the extensions as currently proposed.
- 5.7. Furthermore, although the gable end, located along the mutual boundary with No 88, will significantly increase the mass and scale within this location, again the proposed extension is compliant with the Councils current and emerging design guidance by being set at least 1m from the boundary at the first floor. The two storey rear extension is of a scale that is proportionate to the existing building, given the size of the plot and is similar to others in the street. It will be of hipped style to replicate the existing roof form and remain subservient and proportionate to the main dwelling in scale and overall size.
- 5.8. The side windows along the flank with No 88 can be conditioned so that, irrespective of the design shown, they are obscurely glazed throughout so as to continue to protect the amenity of neighbouring property.
- 5.9. The proposed single storey rear extension runs along the boundary with No 92 and essentially replicates the existing relationship. The plans were amended to reduce the depth of the single storey rear extension to 6 metres which is the same as the existing extension, permitted in 2006. The existing extension would extend further across the site towards no. 88, effectively replacing the existing garage. It is therefore concluded that the relationship of this single storey element with neighbouring properties is acceptable and would not have a greater impact than the existing development on the site.
- 5.10. Overall it is concluded that the scheme would have a satisfactory relationship with the adjacent neighbours in terms of light, privacy and enclosure.

#### **The impact of the development on the local highway with regard to parking and access ADLP:**

Policy T2 (on-site parking and servicing CSDPD: Policies CS20 (Transport and infrastructure)

- 5.11. The Buckinghamshire Countrywide Parking Guidance Policy document requires that a dwelling of this size provides parking for 3 cars. The application site can

accommodate three cars on-site to the front of the dwelling. In addition to on-site parking further on street parking is available in the area on an ad hoc-basis.

### **Recommendation: Application Permitted**

- 1 The development hereby permitted shall be 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 WDC1, WDC2A, FM/001/17 A and FM/002/17 A; 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 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 specified within the application form, and in any event shall match those used in the existing building,  
Reason: To secure a satisfactory external appearance.
- 4 No windows, doors or openings of any kind shall be inserted in the flank elevations of the development hereby permitted and all windows along the flank wall facing No 88 shall be obscurely-glazed, and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the finished floor level of the room in which the window is installed.  
Reason: To safeguard the privacy of occupiers of the adjoining properties.

### **INFORMATIVE(S)**

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  - 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 revised during the course of the application such that the outbuilding was removed from the description and revised plans were submitted. These were found acceptable and granted on this basis.