

Planning Committee

Date: 7 March 2018
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

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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 14 February 2018 (enclosed).	1 - 6
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. | 17/07568/FUL - Land Rear of 24 Market Square, Princes Risborough, Buckinghamshire | 7 - 25 |
| 6. | 17/07914/FUL - 90 Cressex Road, High Wycombe, Buckinghamshire, HP12 4TZ | 26 - 35 |
| 7. | 17/08210/FUL - 50 New Road, Tylers Green, Buckinghamshire, HP10 8DL | 36 - 52 |
| 8. | 17/08452/FUL - The Squirrel, Squirrel Lane, High Wycombe, Buckinghamshire, HP12 4RZ | 53 - 73 |

Other items

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| 9. | Pre-Planning Committee Training / Information Session | 74 |
| 10. | Delegated Action Authorised by Planning Enforcement Team | 75 |
| 11. | Appointment of Members for Site Visits
To appoint Members to undertake site visits on Tuesday 3 April 2018 should the need arise. | |
| 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: 14 February 2018

Time: 6.30 - 9.57 pm

PRESENT: Councillor P R Turner (in the Chair)

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

Apologies for absence were received from Councillor: A E Hill.

LOCAL MEMBERS IN ATTENDANCE

Councillor R Scott

APPLICATION

17/06581/FUL

84 MINUTES OF THE PREVIOUS MEETING

RESOLVED: That the minutes of the Planning Committee meeting held on 17 January 2018 be approved as a true record and signed by the Chairman subject to the amendment of two officer's job titles.

85 DECLARATIONS OF INTEREST

There were no declarations of interest.

86 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.

87 17/05605/FUL - TIMBER YARD, MAIN ROAD, WALTERS ASH, BUCKINGHAMSHIRE

Members voted unanimously in favour of the motion to approve the application.

RESOLVED: that the application be approved.

The Committee was addressed by Ms Gloria Leflaive on behalf of the Naphill and Walters Ash Residents Association in objection and Mr Jake Collinge, the agent on behalf of the applicant.

Councillor S Raja did not vote on the item due to joining the meeting during the item.

88 17/05825/FUL - BUMPERS FARM, ILMER LANE, ILMER, BUCKINGHAMSHIRE, HP27 9RE

Members noted the further clarification received from the Highway Authority set out in the Update sheet.

Following a full debate, Members voted on the motion to defer the application to allow further discussion with the applicant. This motion was carried.

RESOLVED: that the item be deferred to allow officers to request that the applicant:

- a) further investigate alternative access arrangements;
- b) further investigate moving the location of the transformer to a less intrusive location as suggested in the comments of the landscape officer;
- c) investigate the provision of a more immediate and robust landscaping scheme;
- d) provide transformer “noise in service” levels and background noise information, and
- e) to provide photographs or video of the type of vehicles that would be used to bring plant and materials to the site.

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

The Committee was addressed by Mr James Butler in objection and Ms Louise Leyland, the agent on behalf of the applicant.

89 17/06581/FUL - LAND REAR OF 7 HIGH STREET, MARLOW, BUCKINGHAMSHIRE, SL7 1AY

Members noted in the revised response from the Highway Authority that the car parks and town centre on-street bays were now operating at peak capacity. While they concluded that the proposal would not result in a highway safety issue, it would be for the Planning Authority to consider if the under provision of off-street car parking would result in an amenity issue.

Anecdotally Members’ shared experiences of parking in the Marlow Town centre and noted that the car parking situation had been deteriorating over time and that town centre parking was now often at capacity. In response to this it was further noted that the Council had commissioned Parking Matters to undertake a review of parking which would include Marlow. Parking Matters were due to report at the end of April.

Following a full debate, Members voted in favour of the motion to refuse the application.

RESOLVED: that the application be refused for the following reason:

In the opinion of the Local Planning Authority, the development would fail to provide adequate on-site parking facilities to cope with predicted demand.

Since the Marlow Parking Review was published in 2016, the provision of additional development in the town had taken public car parking occupancy

over 100% at peak times. The Liston Road public car park opposite was already constantly operating very close to maximum capacity and at maximum capacity at peak times, resulting in queues, delays in vehicles parking and visitors being unable to park. This would further exacerbate this situation resulting in inconvenience to patrons using the car park to access the shopping and other town centre facilities in the immediate vicinity and would consequently impact on the economy of the town.

Alternatively as there was nowhere for displaced parking to be readily accommodated nearby this would be likely to give rise to displaced car parking on the residential streets beyond the town centre; the town centre having controlled short stay on-street parking. This would increase the on-street parking stress which would lead to a loss of residential amenity and inconvenience for local residents and their visitors.

As such the development was contrary to Policies G8 (Detailed Design Guidance and Local Amenity) and T2 (On-Site Parking and Servicing) of the Adopted Wycombe District Local Plan to 2011 (as saved, extended and partially replaced); and Policies CS19 (Raising the Quality of Place-Shaping and Design), CS5 (Marlow), CS20 (Transport and Infrastructure) of the Adopted Core Strategy Development Planning Document and the Buckinghamshire Countywide Parking Guidance (adopted Sept 2015).

The Committee was addressed by Councillor R Scott, the local Ward Member.

The Committee was addressed by Mr Martin Blunkell of the Marlow Society in objection.

90 17/07148/OUT - 8 - 10 WELLINGTON AVENUE, PRINCES RISBOROUGH, BUCKINGHAMSHIRE, HP27 9HY

Members voted in favour of the motion to approve the application.

RESOLVED: that the application be approved.

The Committee was addressed by Councillor A Turner, the local Ward Member.

91 17/07242/FUL - LAND OPPOSITE 14 OLD KILN ROAD, FLACKWELL HEATH, BUCKINGHAMSHIRE

Members voted in favour of the motion to approve the application.

RESOLVED: that the application be approved.

The Committee was addressed by Councillor D Johncock, the local Ward Member.

The Committee was addressed by Parish Councillor Caroline Leonard of the Chepping Wycombe Parish Council in objection and Mr Alan Hooper, the agent on behalf of the applicant.

92 17/07081/FUL - 32 FENNELS WAY, FLACKWELL HEATH, BUCKINGHAMSHIRE, HP10 9BY

Following a tied vote and the Chairman exercising his Casting Vote, the Committee voted against the motion to refuse permission for the additional two reasons of overdevelopment and parking issues. The Committee then voted unanimously in favour of the motion to refuse the application in line with officer's recommendation.

RESOLVED: that the application be refused.

The Committee was addressed by Councillor D Johncock, the local Ward Member.

Councillor M Asif excused himself from the meeting following this item.

93 17/07500/FUL - CLEMATIS COTTAGE, LOWER ICKNIELD WAY, GREAT KIMBLE, BUCKINGHAMSHIRE, HP17 9TX

Following a motion for deferral which Members voted against, Members then voted in favour of the motion to refuse the application in line with officer's recommendation.

RESOLVED: that the application be refused.

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

94 PRE-PLANNING COMMITTEE TRAINING / INFORMATION SESSION

The Committee noted there was an error in that the 17 March was quoted as being the next pre-committee training/information session where it should be Wednesday 7 March 2018. They noted that a request had been received from Red Kite to present amended redevelopment proposals for one of their sites in Castlefield and that it would take place on Wednesday 7 March 2018 at 6.00pm in Committee Room 1.

However, it was agreed that should this session be cancelled, then the next Committee meeting would start at 6.30pm.

95 APPOINTMENT OF MEMBERS FOR SITE VISITS

RESOLVED: That in the event that it was necessary to arrange site visits on Tuesday 6 March 2018 in respect of the agenda for the meeting on Wednesday 7 March 2018, the following Members be invited to attend with the relevant local Members:

Councillors: Ms A Baughan, S Graham, C B Harriss, D A Johncock, N B Marshall, Mrs C Oliver, N J B Teesdale, A Turner, P R Turner and C Whitehead.

96 DELEGATED ACTION AUTHORISED BY PLANNING ENFORCEMENT TEAM

The Delegated Actions authorised by the Planning Enforcement Team were noted.

97 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:

Mrs L Hornby	Senior Democratic Services Officer
Ms T Krykant	Planning Solicitor
Mr P Miller	Technical Officer
Mr A Nicholson	Development Manager
Ms S Penney	Principal Development Management Officer
Mr C Power	Development Management Team Leader

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Agenda Item 5.

Contact: Sarah White DDI No. 01494 421517 (part time)
App No : 17/07568/FUL App Type : FUL
Application for : Construction of 2 x 3 bed (semi-detached) dwellings with associated parking and alterations to existing car-park to form courtyard.
At Land Rear Of 24 Market Square, Princes Risborough, Buckinghamshire
Date Received : 17/11/17 Applicant : Mr Richard Woodeson
Target date for decision: 12/01/18

1. **Summary**

- 1.1. Planning permission is sought for the construction of a pair of 3-bed semi-detached dwellings on the northern section of the car park to the rear of 24 Market Square, with associated landscaping and surfacing alterations.
- 1.2. The proposal would be considered to provide a sufficient standard of accommodation, private amenity space and safe and convenient parking for use by the occupiers of the new dwellings, without undue harm to the amenities of the neighbouring properties or highway safety. The proposal is considered to be in accordance with the relevant planning policies and is therefore recommended for approval subject to conditions.

2. **The Application**

- 2.1. The application site is located in the Princes Risborough Settlement beyond the Green Belt, within the Princes Risborough Conservation Area. Bounded to the north by the garden area of the Grade II* Listed Manor House, the site also falls within an archaeological notification site.
- 2.2. Planning permission is sought for the construction of a pair of 3-bed semi-detached dwellings on part of an existing car-park. The carpark is situated to the rear of Market Square and Duke Street, within a mixed use area consisting of both residential and business properties. The site is accessed via the existing barrier controlled vehicular access off Duke Street.
- 2.3. The application is accompanied by:
 - Archaeological Desk Based Assessment
 - Ecology Wildlife Checklist
 - Arboricultural Impact Assessment Documents
 - Daylight and Sunlight Study (Surrounding properties)
 - Daylight and Sunlight Study (Within)
 - Design and Access Statement
 - Story Board
- 2.4. From 16 October 2017 the emerging policies of the Wycombe District Local Plan (Regulation 19) Publication Version will also be material. The weight to be given to individual policies will be assessed in accordance with paragraph 216 of the NPPF.
- 2.5. Weight is of course a matter for the decision maker but the NPPF says:

Para 216. From the day of publication, decision-takers may also give weight to relevant policies in emerging plans according to:

 - the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
 - the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given);and

- the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

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 application follows the withdrawal of a previous application and subsequent pre-application advice. The agent was provided the opportunity to submit further information to support the application in the form of a Daylight and Sunlight Study. The application was considered by Officers to be acceptable as submitted and a report recommending the approval of the application was submitted to the Local Ward Members in accordance with the Council's delegated procedures.

4. Relevant Planning History

- 4.1. 97/07337/FUL – Formation of private car park – Approved
- 4.2. 17/05917/FUL Construction of 2 x 3 bed (semi-detached) dwellings with associated landscaping – Withdrawn
- 4.3. 18/05159/FUL - Relocation of 4 x air-conditioning units from west elevation to internal gable at first floor level – Current application under consideration.

5. Issues and Policy considerations

Principle and Location

Adopted Local Plan (ALP): G3;
 Core Strategy Development Planning Document (CSDPD): CS19;
 Housing Intensification Supplementary Planning Document (HISPD)
 Residential Design Guidance June 2017
 Emerging Local Plan (Regulation 19) Publication Version: CP3

- 5.1. The site is located within the Princes Risborough Settlement beyond the Green Belt in a mixed use area. The car park was previously extended under planning permission 97/07337/FUL by Tesco Stores Ltd to provide 14 staff car parking spaces, as part of a package of measures to address the problems of on-site parking and traffic congestion experienced around that time, including alterations to the car park layout at the Tesco store under planning permission 98/06255/FUL. The parking area identified for Tesco staff is now surplus to requirements and Tesco have surrendered their lease. There have been no extensions to the Tesco store since planning permission was originally granted under 94/05768/FUL, and whilst condition 8 of planning permission 97/07337/FUL requires the area to be retained for parking, there is nothing in the decision notice specifically tying the use of those parking spaces to the Tesco Store. The Council would therefore have no grounds to object to the loss of the former Tesco staff car parking spaces within this private car park.
- 5.2. The application site is located in a mixed use area consisting of retail, commercial and residential properties. Given this context the proposed development is therefore considered to be acceptable in principle providing the development complies with the Development Framework and other material planning considerations.

Impact upon the Character and Appearance of the Area

Adopted Local Plan (ALP): G3, HE6, HE19;
Core Strategy Development Planning Document (CSDPD): CS17, CS19;
Chilterns Building Design Guide
Emerging Local Plan (Regulation 19) Publication Version: DM31, DM35

- 5.3. The site is located within the Princes Risborough Conservation Area. Bounded to the west by a three-storey block of flats known as Regent House in Malthouse Square, to the north by the garden area of the Grade II* Listed Manor House, and to the east by the two-storey buildings in Duke Street which comprise a mixture of commercial uses, residential accommodation, and a dentist surgery.
- 5.4. The proposal involves the erection of a staggered pair of 3-bed semi-detached dwellings, with garden areas to the rear and allocated parking within the site frontage. The proposed new dwellings follow a simple, 'cottage-style' pitched roof design with a small front porch projection and two rear dormer windows. The dwellings have a ridge height of 8.5 metres and an eaves height of 4.8 metres. The proposed development would be considered to sit comfortably within the space, utilising a corresponding roof design which represents an intermediary height between the existing buildings in Malthouse Square and those in Duke Street, and maintaining a reasonable building to building distance. Although higher than the existing buildings in Duke Street, given the position of the new dwellings relative to the ridge line of the properties fronting Duke Street, the angle of view would be such that the proposed new dwellings would not be visible.
- 5.5. In order to create a more desirable setting for the proposed new dwellings the current proposal incorporates decorative metal railings and contrasting surfacing materials to delineate the residential boundary. An increase in the level of landscaping, updating the surfacing materials, and replacing the existing functional car park barrier with automated metal gates are also proposed. It is considered that such measures take account of the opportunities available for enhancements, and would serve to create a more attractive setting for the new development.
- 5.6. The Council's Conservation Officer has assessed the proposals and confirmed that the current scheme has overcome the concerns raised in relation to the previous application. Subject to the approval of all construction and surfacing materials the proposed development would not be considered to have a detrimental impact upon the special character and appearance of the Conservation Area or the historic importance of the surrounding listed buildings and their settings.
- 5.7. Given the sensitive location of the site it is also considered appropriate to condition the detailed height and appearance of the proposed metal gates.

Amenity Issues

Adopted Local Plan (ALP): G8, H19, and Appendix 4
Core Strategy Development Planning Document (CSDPD): CS19
Emerging Local Plan (Regulation 19) Publication Version: DM35
Neighbouring Dwellings

- 5.8. The creation of new residential development to the rear of existing dwellings would often result in the undesirable exposure of garden boundaries. In this instance however the boundaries are already exposed due to the existing use of the site as a car park.
- 5.9. Whilst the objections received largely focus upon the potential impact of the proposal upon the amenities of the adjacent flats; 1-12 Regent House, Malthouse Square, consideration has also been given to the relationship with the properties in Duke Street.
- 5.10. Having regards to the current use of the site as a car park, and the mix of uses within

the immediate area, the introduction of two new dwellings within this location would not be considered to have a detrimental impact upon the usability of the neighbouring rear gardens due to noise disturbance.

- 5.11. With the exception of No. 11 Duke Street, the level of overlooking permissible as a result of the proposed development proposal would be broadly comparable to that which currently exists on-site. This is due to the arrangement of the surrounding buildings relative to the proposed new dwellings, the position of the new window openings within those dwellings, and the angle of view from the windows of the proposed dwellings. Whilst the level of overlooking in relation to the rear garden of No. 11 would increase, given the distance to the rear boundary adjacent No. 11 and the relative alignment of the plots, the resultant level of overlooking would be within acceptable limits.
- 5.12. Having regards to the guidance contained in Appendix 4 of the Adopted Local Plan and the Residential Design Guide, the layout, scale, and design of the proposed new dwellings are such that, whilst the development would be visible from the surrounding residential properties, the impact of that development would not be considered so significant in terms of light levels to or outlook from the neighbouring windows to justify a refusal on the grounds of neighbouring amenity. It would however be considered appropriate to impose a condition prohibiting the insertion of any windows within the flank elevations of the development to ensure that the impact of any such development upon the privacy of the neighbouring properties could be adequately assessed.

Future Occupants

- 5.13. The proposed layout of the development is such that the new dwellings would front onto the car park, thus providing good natural surveillance of the entranceway and the associated parking spaces. As a result the proposed private amenity spaces would be bounded by the rear garden areas associated with the adjacent residential properties, which is the ideal situation.
- 5.14. As part of the proposal landscaping improvements would be undertaken around the entire the carpark, including new planting areas to the rear of Chiltern House and 24 Market Square and to the rear of the offices fronting Duke Street to the South East. The additional landscaping, in addition to the use of decorative metal railings and replacement surfacing materials, would be considered to minimise the visual impacts of the hardsurfacing, differentiate between the area associated with the new dwellings and the surrounding courtyard, and create a more aesthetically pleasing environment for the occupiers of the new development. It is therefore considered appropriate to impose condition in respect of the plant species and the implementation of the landscaping plan.
- 5.15. To the northern boundary of the site, adjacent the grounds of the Manor house, are two large Sycamore Trees. Given the constrained nature of the site, including the close proximity of the Sycamore Trees, concerns have been raised in relation to the need for active management of future tree growth, the light levels of the proposed new dwellings, and the usability of the garden areas associated with the new dwellings in terms of light, leaf litter, honeydew. The proposed new dwellings have been designed to utilise dual aspect living spaces and the agent has submitted a Daylight and Sunlight Study to demonstrate that the internal light levels would conform to the BRE (Building Research Establishment) guidelines. Whilst the gardens areas have not been specifically assessed Officers are mindful that the proposal does provide level, partially paved outside amenity areas, with cycle storage, in a town centre location. Furthermore the site is located within 250 metres of the King George V Recreation Ground to the north east and 500 metres from Wades Park to the west.
- 5.16. It is noted that the applicant, as land owner, is seeking the relocation of the overhanging air conditioning units to the rear of the Dental Surgery at 5-7 Duke

Street, application 18/05159/FUL refers. In considering the previous application for the development of this site under application 17/05917/FUL Environmental Services noted that with the site situated within a mixed use of residential and business properties there was potential for noise disturbance from the nearby air conditioning units. However, no objections were raised to the proposed development subject to the suggested inclusion of a sound insulation condition. The condition would seek to ensure that the indoor ambient noise levels in living rooms and bedrooms meet the standards in BS 8233:2014 for the appropriate time period. At the time of writing this report the air conditioning units were still in situ and the application for their relocation was still under consideration. It is therefore considered appropriate to impose a sound insulation condition to ensure that the amenities of the future occupiers are not adversely affected by noise from the existing air conditioning units.

Trees and Ecology

Adopted Local Plan (ALP): G11

Core Strategy Development Planning Document (CSDPD): CS17

Adopted Delivery and Site Allocations Plan (DPD): DM18

Emerging Local Plan (Regulation 19) Publication Version: DM34

- 5.17. As discussed, to the northern boundary of the site, adjacent the grounds of the Manor house, are two large Sycamore Trees. Given the location of the site within a Conservation Area a degree of protection already exists to ensure that the public amenity afforded by the trees is not adversely affected by the proposed new development.
- 5.18. Concerns have been raised with regards to the proximity of the Sycamores to the proposed dwellings and the proposed incursion into the RPA's of T5 & T6. Taking into consideration the findings of the Arboricultural Impact Assessment documents submitted with the application, and the protection afforded by the sites location in a Conservation Area, it is considered that the proposal could be carried out without undue harm to the long term viability of the trees, subject to conditions.
- 5.19. On the basis of the information submitted, whilst the proposed development would not be expected to raise any particular concerns in respect of local wildlife and ecology, it is considered appropriate to include an ecological informative within the decision to highlight the developers responsibilities with regards to protected species and ecology.

Parking and Access

Adopted Local Plan (ALP): T2;

Core Strategy Development Planning Document (CSDPD): CS20

Buckinghamshire Countywide Parking Guidance

Emerging Local Plan (Regulation 19) Publication Version: DM33

- 5.20. As noted above the parking spaces which would be lost as a result of the proposed development were originally the subject of a 1997 planning permission (97/07337/FUL) by Tesco Stores Ltd. The spaces were part of a package of measures to address the problems of on-site parking and traffic congestion experienced around that time, including alterations to the car park layout at the Tesco store under planning permission 98/06255/FUL. There have been no extensions to the Tesco store since planning permission was originally granted under 94/05768/FUL, and whilst condition 8 of planning permission 97/07337/FUL requires the area to be retained for parking, the decision notice does not specifically tie the use of those parking spaces to the Tesco Store. The Council would therefore have no grounds to object to the loss of the former Tesco staff car parking spaces within this private car park.
- 5.21. According to the applicants Design and Access Statement' the 12 existing parking spaces to be lost as a result of the proposed development were utilised on a lease arrangement by "a commercial unit located elsewhere in the town". It was found this

parking was surplus to the company's requirements and that this company have since surrendered their lease.

- 5.22. Although it is appreciated that the use of the former Tesco Staff Parking spaces could be an asset to local businesses/residents, it must be remembered that this is a private car park, operated under a private lease agreement. The lease parking could be removed at any time and is considered to be a matter outside the remit of the proposal. In any event the County Highway Authority are content that, as Duke Street makes use of parking and waiting restrictions in the form of double yellow lines, any displaced parking would not be expected to result in parking along the public highway.
- 5.23. In considering the development proposal based on its own merits, it should be noted that the site's sustainable town centre location encourages the lesser use of the private car. The site is identified within the Countywide Parking Guidance as being located within Residential Zone B, wherein a 3-bed dwelling would typically be expected to provide a total of 2 on-site parking spaces. The proposed development would provide a total of 4 spaces, 2 per dwelling, furthermore the proposal also identifies the location of a separate cycle store within each plot to serve the occupiers of the new dwellings. The proposed development is therefore in accordance with Countywide Guidance.
- 5.24. Whilst the drawings identify the replacement of the existing barrier with automatic gates the access itself would remain unchanged. The County Highways Authority have been consulted on the current and previous proposals and have raised no objections to either scheme. Therefore, having regards the proposed reduction in the number of vehicles using the site, and to the points noted above, the proposal would not be considered to have a detrimental impact upon the safety and convenience of users of the adjacent highway.

Carbon Reduction and Water Efficiency

Adopted Delivery and Site Allocations Plan (DPD): DM18 (Carbon Reduction and Water Efficiency)

Emerging Local Plan (Regulation 19) Publication Version: DM41

- 5.25. 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 therefore only considered necessary to condition water efficiency.

Archaeological impact

Adopted Local Plan (ALP): HE19;

Core Strategy Development Planning Document (CSDPD): CS17

Emerging Local Plan (Regulation 19) Publication Version: DM31;

- 5.26. The site is located within an archaeological notification site and as a result the County Archaeological Service (CAS) have been consulted on the application. Due to the sites location within the Princes Risborough Medieval historic core the potential for medieval archaeology remains high. Subject to a condition requiring further archaeological investigation the proposal would not therefore be considered to result in substantial harm to a designated archaeological asset.

Drainage Arrangements

Adopted Local Plan (ALP): G12;

Core Strategy Development Planning Document (CSDPD): CS20, CS21;

DETR Circular 03/99

5.27. The proposed dwellings would be served by mains drainage which is the preferred method for foul sewage removal. Whilst objections have been raised regarding the capacity of the drains to accommodate further demand this is a matter for the relevant water authority. Thames Water monitor the Council's weekly list of applications and comment as they deem necessary. No objections have been received from Thames Water in relation to the current proposal therefore the Council have no objections in respect of this aspect of the proposal.

Other Matters

5.28. The proposed development would be CIL liable.

Weighing and Balancing of Issues – Overall Assessment

5.29. 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.

5.30. 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

5.31. As set out above it is considered that the proposed development would accord with the relevant development plan policies in relation to the character of the area, residential amenity, highway safety, heritage asset impact, and tree impact.

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 4905-05E, 4905-06C, 4905-07B, 4905-08C, 4905-09B, 4905-10B, 4905-11, 4905-13, and B21 17. 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 No development shall take place until the applicant, or their agent, or successors in title, have secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority before any development takes place.
Reason: In view of the history of the site and the desirability of recording any items of interest.

- 4 A scheme to protect the proposed development from plant noise from the adjacent air conditioning unit shall be submitted to an agreed in writing by the Local Planning Authority prior to construction and subsequently implemented before any part of the accommodation hereby approved is occupied. The scheme shall ensure the indoor ambient noise levels in living rooms and bedrooms meet the standards in BS 8233:2014 for the appropriate time period. Unless otherwise agreed in writing with the Local Planning Authority it shall be assumed that the existing noise level at the façade of the proposed development is 63dB LAeq16 hour and 57dB LAeq, 8 hour. The development shall thereafter be maintained as such unless otherwise first agreed in writing by the Local Planning Authority.
Reason: To protect the occupants of the new development from noise disturbance.
- 5 Informed by the Sustainability Statement and Energy Report dated 24th July 2014 the development, hereby permitted, shall be designed and constructed to meet a water efficiency standard of 110 litres per head per day.
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).
- 6 Details of the facilities to be provided for the storage of refuse bins and bicycles within the site shall be submitted to and approved in writing by the Local Planning Authority before any above ground development takes place. The facilities shall be provided in accordance with the approved details before the development that they relate to is first occupied and thereafter the facilities shall be permanently retained.
Reason: To ensure a satisfactory appearance and in the interests of the amenities of the occupiers and adjoining residents.
- 7 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 within the Construction Exclusion Zone and other works which are specified in the AMS will take place under the supervision of a retained arboricultural specialist.
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.
- 8 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.
- 9 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.
- 10 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, for the avoidance of doubt this shall include the provision of two dedicated parking spaces per residential dwelling, and those areas 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.

- 11 No above ground construction works shall take place before a fully detailed landscaping scheme and plant species schedule for the site has been submitted to and approved in writing by the Local Planning Authority.
The scheme shall include the retention of important trees and shrubs and the provision for;
- * structural planting of a scale and size relative to the development to soften the appearance of the development and to provide a high quality environment
 - * structural planting to help define different areas of outdoor space, in particular to differentiate between public and private space.
- The development shall be implemented in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority.
Reason: Whilst the indicative details submitted on drawing No. 4905.13 are considered broadly acceptable further information is considered necessary in the interests of amenity and to ensure a satisfactory standard of landscaping is provided.
- 12 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 building(s) or the completion of the buildings, whichever is the sooner. Any trees, plants or areas of turfing or seeding which, within a period of 5 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.
- 13 No changes shall take place to the vehicular entrance barrier until details of the new entrance gates have been submitted to and approved in writing by the Local Planning Authority. Thereafter, changes to the barrier shall not be carried out other than in accordance with the approved details.
Reason: In the interests of visual amenity and the special character and appearance of the Conservation Area.
- 14 No windows, doors or openings of any kind shall be inserted in the flank elevation of the development hereby permitted without the prior, express planning permission of the Local Planning Authority.
Reason: To safeguard the privacy of occupiers of the adjoining properties.

INFORMATIVE(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 follows the withdrawal of a previous application and subsequent pre-application advice. The agent was provided the opportunity to submit further information to support the application in the form of a Daylight and Sunlight Study. The application was considered by Officers to be acceptable as submitted and a report recommending the approval of the application was submitted to the Local Ward Members in accordance with the Council's delegated procedures
- 2 The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981, with only a few exceptions, it is an offence for any person to intentionally:
take, damage or destroy the nest of any wild birds while the nest is in use or being built,
take kill or injure any wild bird,
take or destroy the egg of any wild bird.

Birds nest between March and September and therefore removal of dense bushes, ivy or trees or parts of trees etc. during this period could lead to an offence under the Act.

The applicant is also advised that protected species (including all bats) use trees. The Conservation of Habitats and Species Regulations 2010 provides very strong protection for these species and so you must be certain that they are not present before works begin. If the presence of bats or other protected species is suspected, a licence may be required from Natural England before works can commence. If protected species are found in a tree whilst carrying out work, all work must stop and Natural England must be informed. Trees should be inspected prior to works commencing and if the presence of bats is suspected advice will need to be sought from Natural England via the Bat Line on 0845 1300228. Further advice on bats is available from The Bat Conservation Trust (020 7627 2629).

The consent given by this notice does not override the protection afforded to these species and their habitat.

- 3 The attention of the applicant is drawn to the requirements of section 60 of the control of pollution Act 1974 in respect of the minimisation of noise on construction and demolition sites. Application under Section 61 of the Act, for prior consent to the works, can be made to the environmental Services Division of the Council.
- 4 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.

17/07568/FUL

Consultations and Notification Responses

Ward Councillor Preliminary Comments

Councillor A Turner

Comments: Given the sensitive nature of this location, residents' concerns and my own concerns regarding the potential overdevelopment of such a cramped site within the conservation area, should officers be minded to permit I request this application is brought to Planning Committee for determination.

Councillor Knights

Comments: This is significant overdevelopment of a small plot surrounded on all sides by historic buildings which form the core of the CBD and conservation area. The proposed development of two houses, takes no account of their surroundings and are of a style that is neither traditionally sympathetic nor radically contemporary to match or contrast with the adjacent buildings. The loss of parking for the surrounding residents and businesses will be significant. If officers are minded to grant permission to this development, I must ask that this application is called in and brought before the planning committee.

Parish/Town Council Comments/Internal and External Consultees

Princes Risborough Town Council

Comment: The Princes Risborough Town Council objects to this application as it considers it to be an overdevelopment of the site and not in keeping within the conservation area. There are also concerns regarding the loss of natural light into the residence known as Regent House. There are grave concerns that the construction will cause significant disruption to the local residents and business.

Conservation Officer

Comment: The amended plans overcome the previous concerns and the application is now acceptable in terms of its impact on the conservation area subject to approval of all construction and surfacing materials.

County Highway Authority

Comment: None received.

County Highway Comments received in response to withdrawn application 17/05917/FUL: The application for consideration is for 2 dwellings each providing 2 car parking spaces each. This level of parking proposed is adequate and is unlikely to result in any highway implications. There is no evidence before me suggesting that the 12 existing parking spaces form part of any commercial unit rather they are utilised by commercial units on a lease arrangement located elsewhere in the town. It was found this parking was surplus to their requirements and that this company have since surrendered their lease according to the applicants Design and Access Statement. The sustainable location of the site in Princes Risborough town centre also encourages the lesser use of the private car. The resultant loss of the lease parking in the area of Duke Street is matter outside the remit of the proposal as the Highway Authority take the view that we must consider the residential development proposal based on its own merits. Duke Street makes use of parking and waiting restrictions in the form of double yellow lines and so displaced parking is not expected to result in parking along the public highway. It should be noted if this does occur it should be dealt with by way of enforcement. For this reasoning I would be unable to sustain a reason for refusal at an appeal scenario.

Mindful of the above the County Highway Authority would have no objections to the development, subject to the suggested conditions being included in any planning consent that you may grant

Arboricultural Officer

Comment: The trees are within a conservation area, and so a degree of protection exists to ensure that the public amenity afforded by the trees is not adversely affected by the proposed new development. However, the proximity of the trees to the proposed dwellings is considered insufficient to accommodate future growth and there is a concern that the new occupiers will seek to actively contain the trees within the restricted setting. Several factors remain unchanged; the amount of light reaching the outside space will be compromised at certain times of day. 'Honeydew', which is a sticky substance excreted by aphids, and the often prolific production of winged seeds, may also have a negative impact on the usability of the restricted outside space. In terms of construction, the proposed plans include an incursion into to RPA's of T5 & T6, an area considered by the British Standard to be 'the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability'. It is recommended that a condition be sought to ensure that construction is carried out in accordance with the submitted arboricultural documents, also that supervision is carried out by a suitably competent arboricultural specialist at key stages of construction.

County Archaeological Service

Comment: No objection subject to an archaeological investigation condition.

Control of Pollution Environmental Health

Comment: No objection

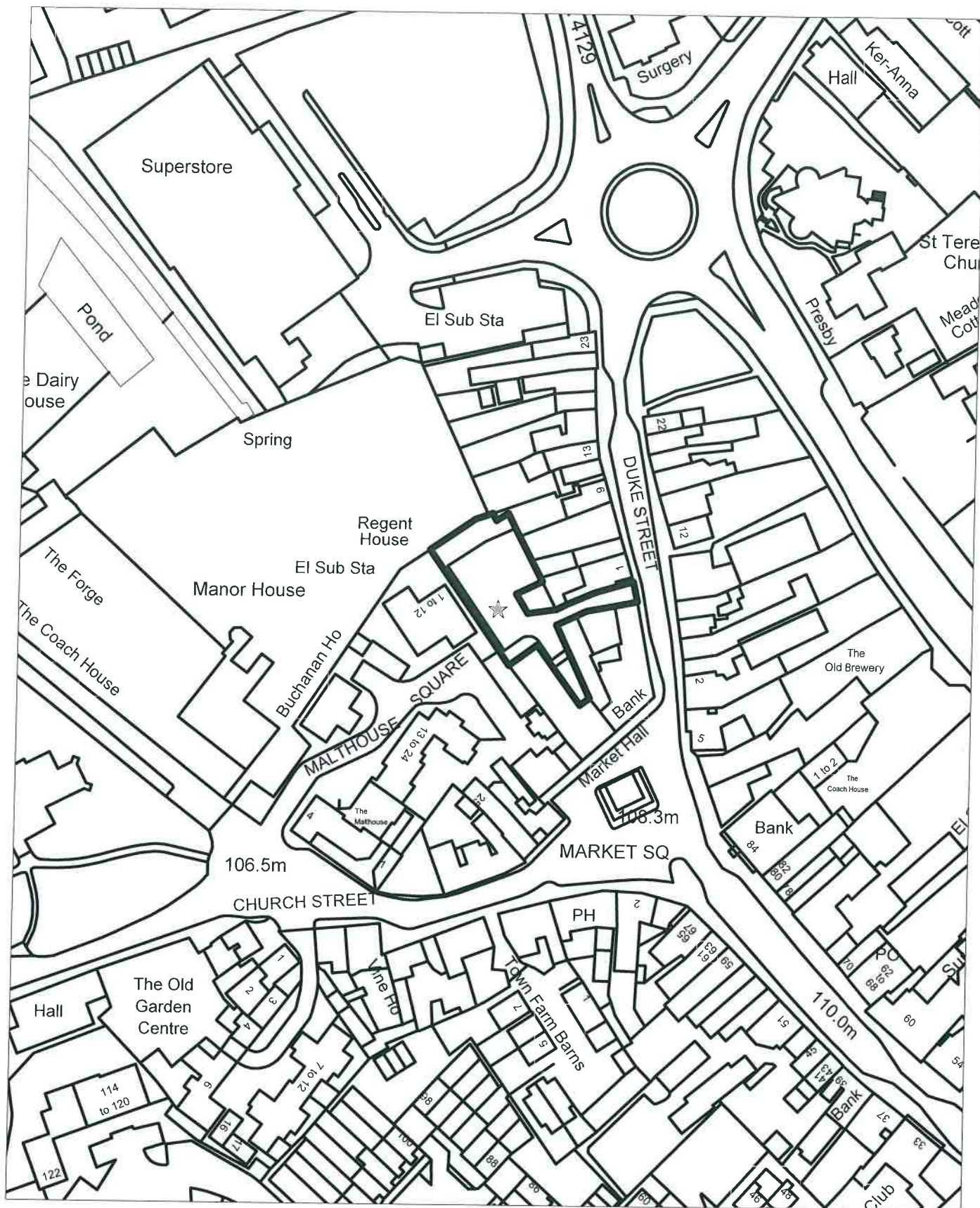
Representations

Seven comments received objecting on the following grounds;

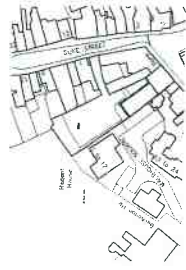
- Impact upon local infrastructure, e.g. drainage,
- Impact upon highway safety,
- Loss of parking
- Impact upon the residential amenities of Malthouse Square flats
- Archaeological impact
- Tree impact

Objections were also raised on the grounds of noise disturbance during the building phase and the impact upon house prices in the immediate locality. Whilst it is understood that such potential issues may be a concerns for some local residents these are not issues which would constitute a material planning consideration and as such cannot be taken into consideration as part of this application.

17/07568/FUL
Scale 1/1250



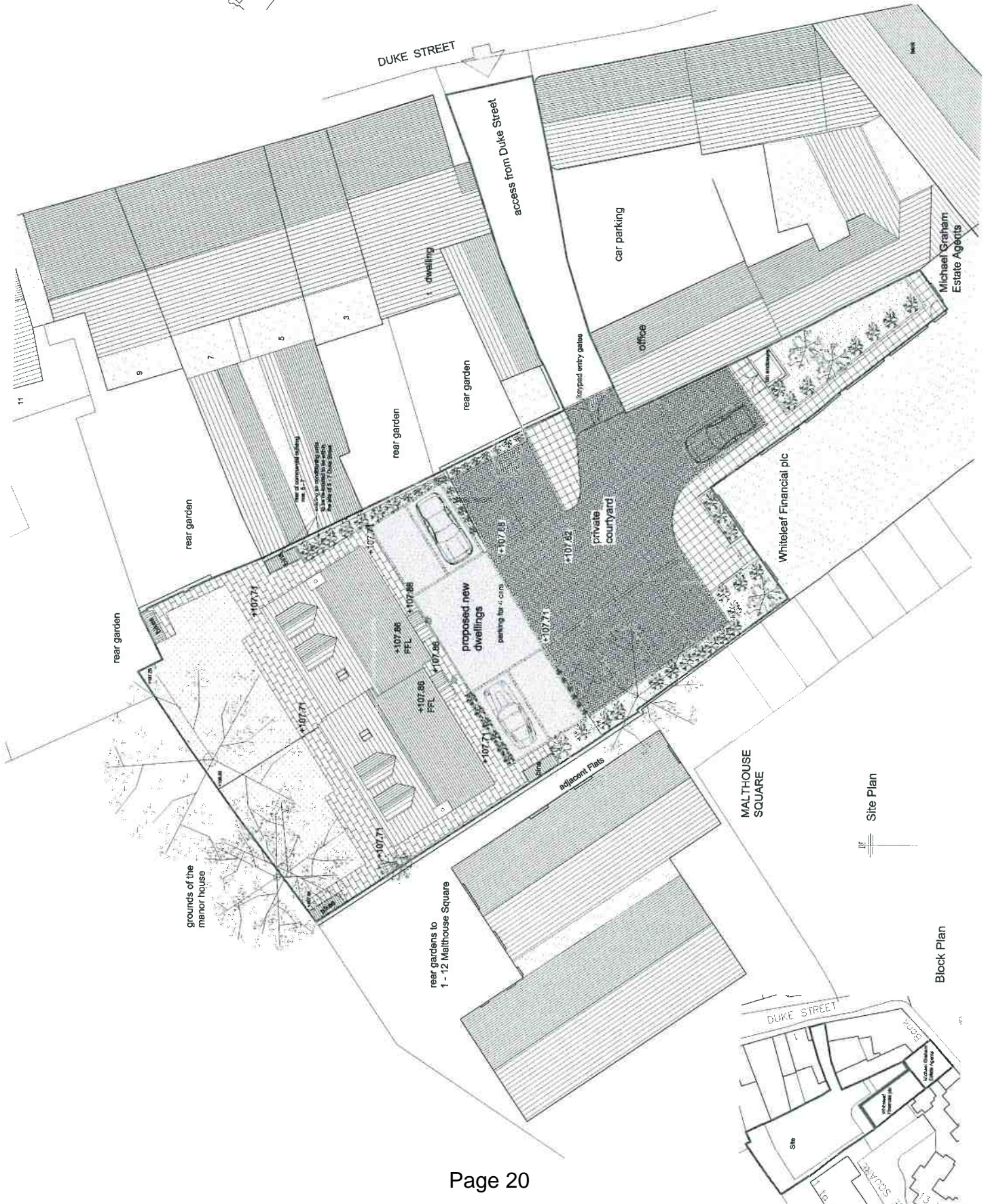
© Brocklehurst Architects Limited
 All dimensions and levels to be checked on site and any discrepancies to be reported to the architect before construction.
 Written dimensions to be taken in preference to scaled dimensions.
 Rev. Date Amendment
 A 18.02.2017 Proposed scheme to boundary line.
 B 07.03.2017 Proposed scheme to boundary line.
 C 07.03.2017 Proposed scheme to boundary line.
 D 07.03.2017 Proposed scheme to boundary line.
 E 06.12.2017 Proposed scheme to boundary line.



Location Plan

CLIENT
 Richard Woodeson
 PROJECT
 Duke Street
 Princes Risborough
 DRAWING
 Site Plan
 and Location Plan

CHECKED
 DRAWN
 PH
 X-REF(S)
 4905 X2
 DATE
 March 2017
 SCALE
 1:100, 1:500 & 1:1250 @ A1
 DRAWING NUMBER
4905-05 E
 BROCKLEHURST ARCHITECTS LIMITED
 100, High Street
 Princes Risborough, MK34 3AE
 T 01494 321621
 F 01494 462160
 E architects@brocklehurst.com
 www.brocklehurst.com



Site Plan

Block Plan

CLIENT
Richard Woodeson

PROJECT
Duke Street
Princes Risborough

DRAWING
Ground Floor Plan

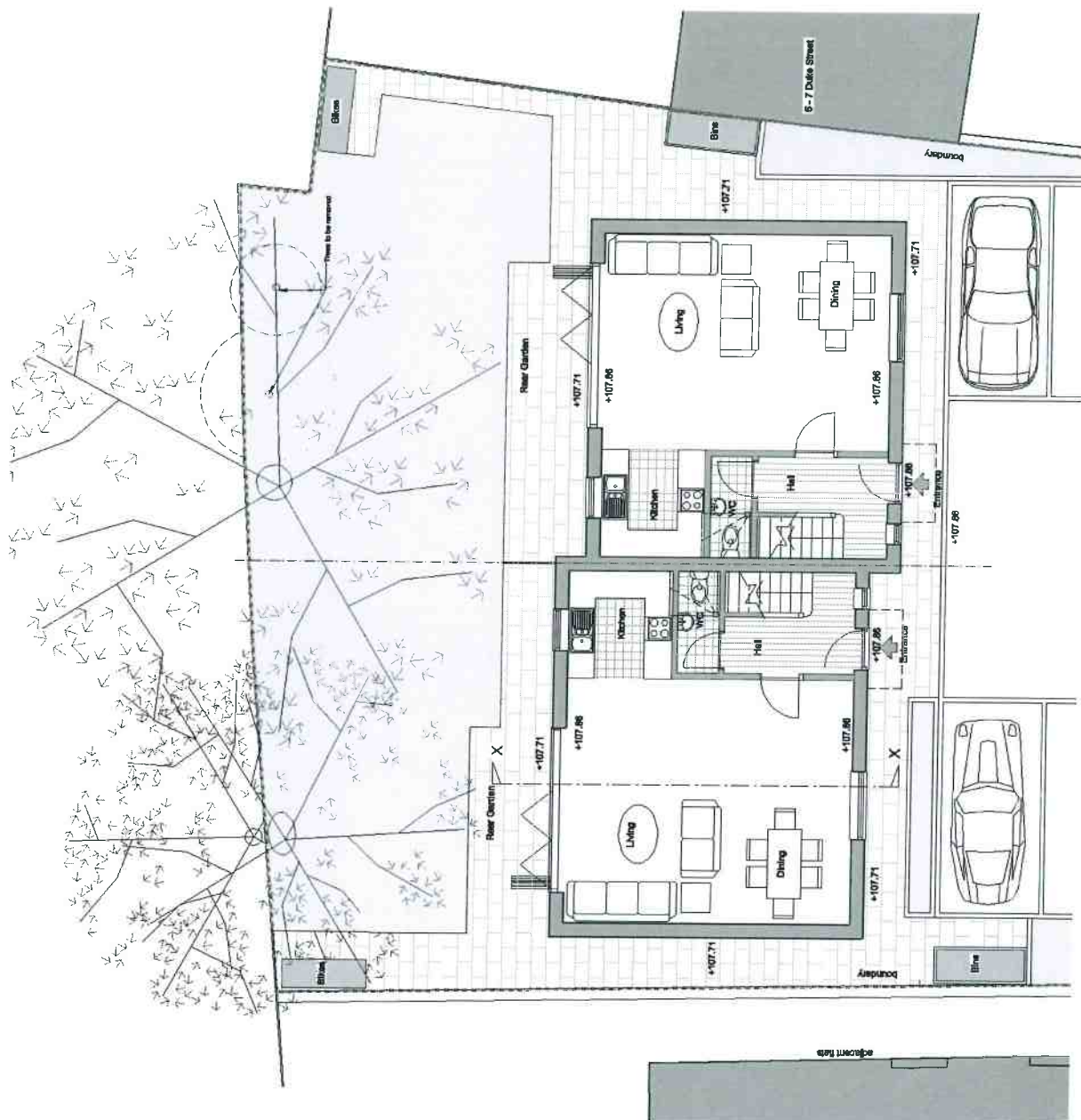
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4905 X2
DATE
March 2017

SCALE
1:50 @ A1
DRAWING NUMBER
4905-06 C

BROCKLEHURST ARCHITECTS LIMITED
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High Wycombe, Bucks HP14 3AE
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Ground Floor



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Written dimensions to be taken in preference to scaled dimensions.

Rev: Date: Amendment:
A: 03.03.2017: Rev: 1:
B: 03.03.2017: Rev: 2:
C: 13.03.2017: Landscaping added

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 All dimensions and levels to be checked on site and any discrepancies to be reported to the architect before construction.
 Written dimensions to be taken in preference to scaled dimensions.
 Rev X Date Amendment
 A 12.12.2017 Approved
 B 23.02.2017 Approved

BROCKLEHURST ARCHITECTS

CLIENT
Richard Woodson

PROJECT
Duke Street
Princes Risborough

DRAWING
First Floor & Loft Floor

CHECKED

DRAWN
PH

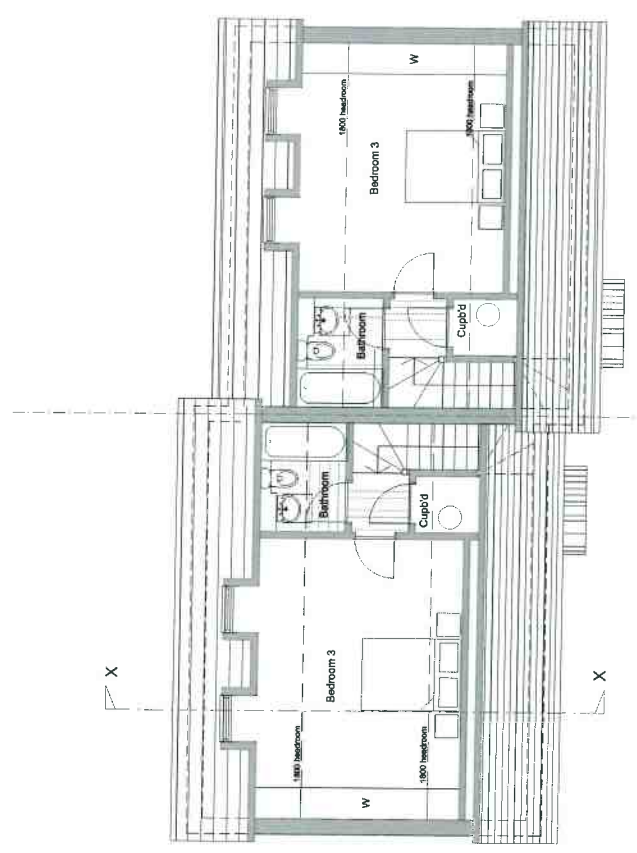
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DATE
March 2017

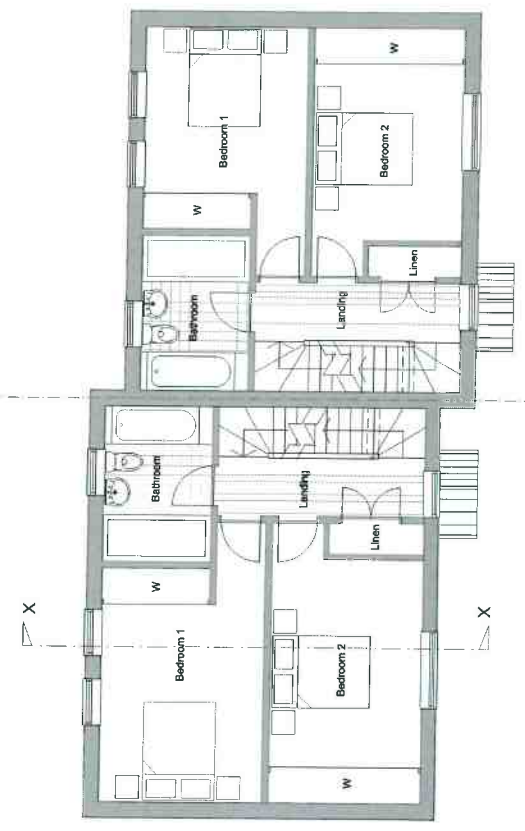
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4905-07 B

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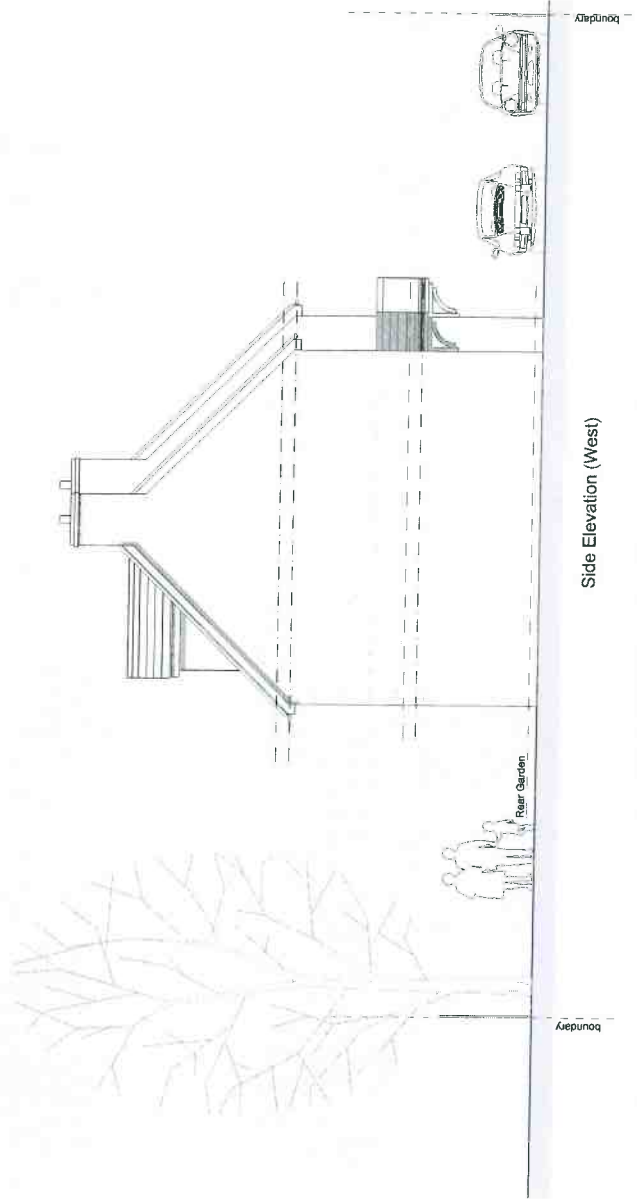


Loft Floor

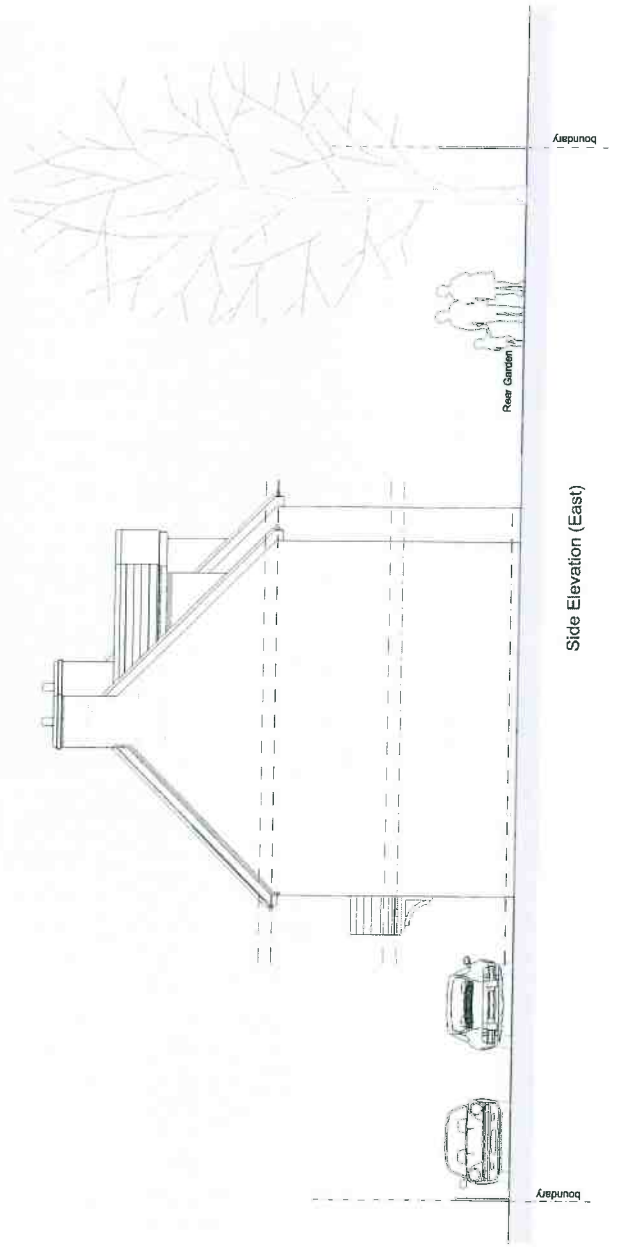


First Floor

© Brocklehurst Architects Limited
 All dimensions and levels to be checked on site and any
 discrepancies to be reported to the architect before
 construction.
 Where dimensions to be taken in preference to scaled
 dimensions.
 Rev Date Amendments
 A 19.04.2017 Initial drawing
 B 19.05.2017 Revised drawing on site to show
 construction details.
 C 03.03.2017 Final construction drawings.



Side Elevation (West)



Side Elevation (East)

BROCKLEHURST ARCHITECTS

CLIENT
 Richard Woodeson

PROJECT
 Duke Street
 Princes Risborough

DRAWING
 End Elevation & Section

CHECKED

DRAWN
 PH

X-REF(S)
 4905 X2

DATE
 March 2017

SCALE
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DRAWING NUMBER
 4905-08 C

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 Buckinghamshire HP14 3JL
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 E info@brocklehurst.com
 W www.brocklehurst.com

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 All dimensions and levels to be checked on site and any
 discrepancies to be reported to the architect before
 construction.
 Where dimensions to be taken in preference to scaled
 dimensions.
 Rev. Date Description
 A 12.02.2017 Commenced
 B 03.07.2017 Near completion

BROCKLEHURST ARCHITECTS

CLIENT
 Richard Woodeson

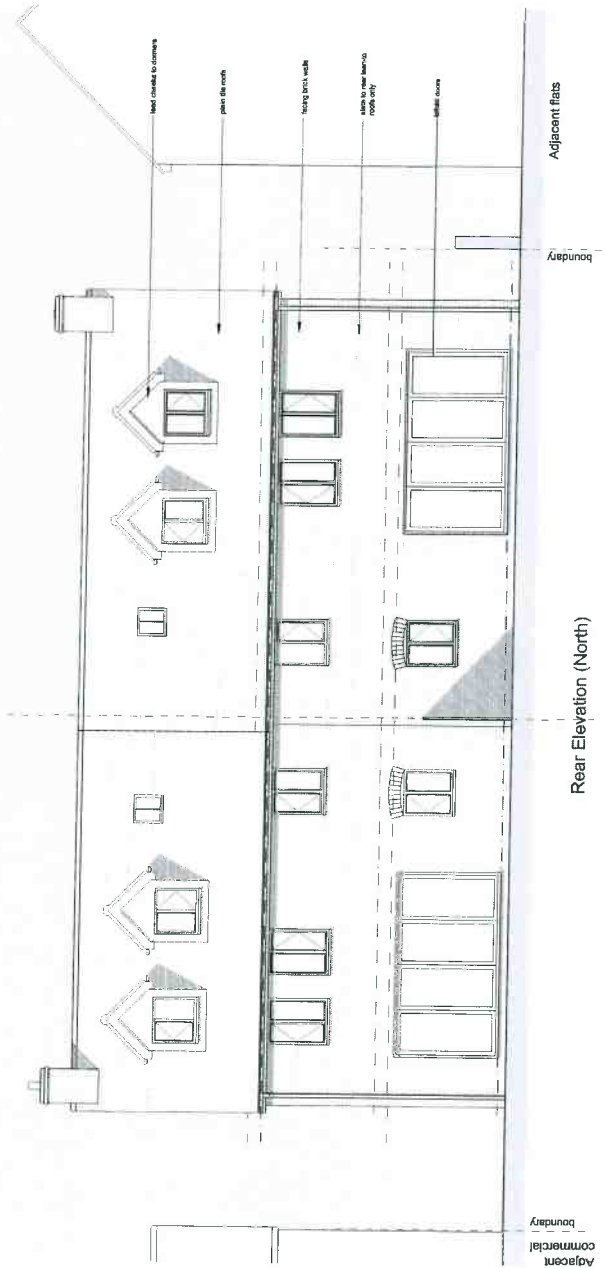
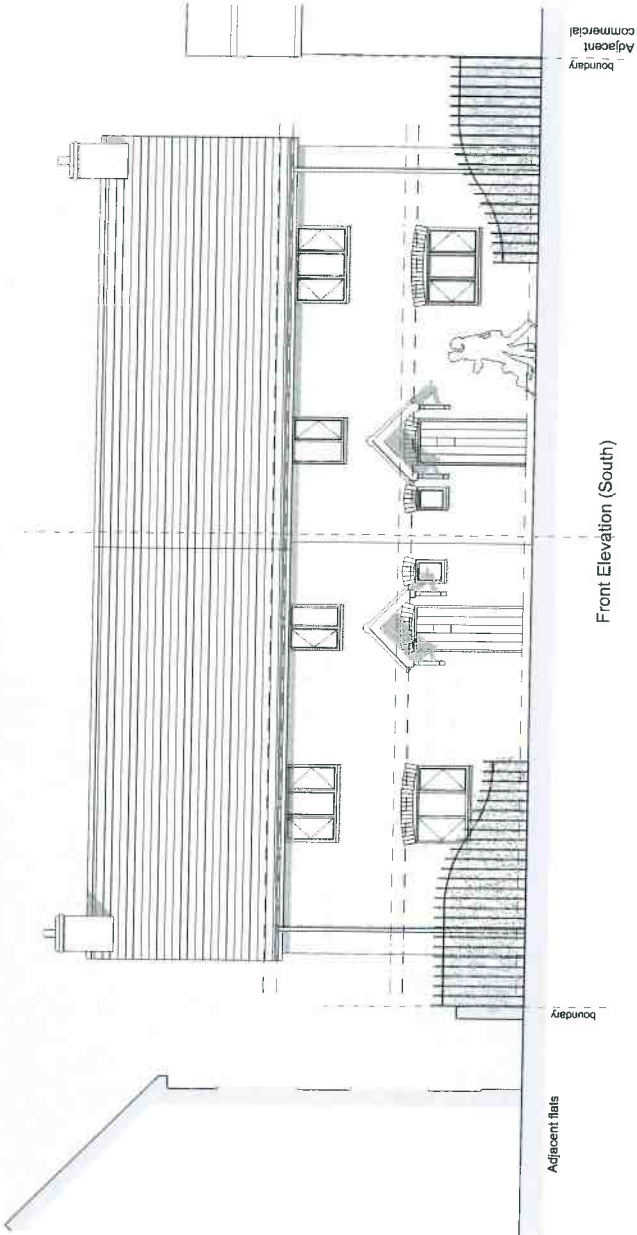
PROJECT
 Duke Street
 Princes Risborough

DRAWING
 Front & Rear Elevations

CHECKED
 DRAWN
 P/I
 X-REF(S)
 4905-X2
 DATE
 March 2017
 SCALE
 1:50 @ A1

DRAWING NUMBER
 4905-09 B

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 Buckinghamshire HP4 3AE
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 All dimensions and levels to be checked on site and any
 discrepancies to be reported to the architect before
 construction.
 Where dimensions to be taken in preference to verbal
 dimensions.
 Rev. Date Amendment

CLIENT
 Richard Woodeson

PROJECT
 Duke Street
 Princes Risborough

DRAWING
 Site Section

CHECKED

DRAWN
 FH

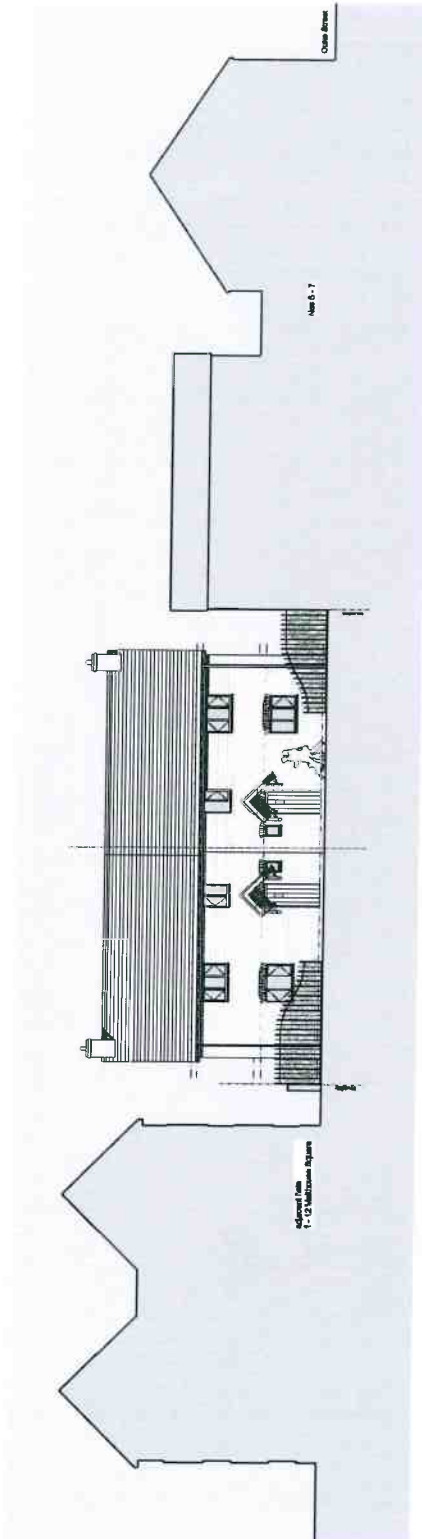
X-REF(S)
 4905 72

DATE
 Sept 2017

SCALE
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DRAWING NUMBER
 4905-11

BROCKLEHURST ARCHITECTS LIMITED
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 Bucks HP8 3AE
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Section Through Site

Agenda Item 6.

Contact: David Lomas DDI No. 01494 421580

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)

- 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 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.

17/07914/FUL

Consultations and Notification Responses

Ward Councillor Preliminary Comments

Councillor A Hill – no specific comment but would like the application, if minded to approve, to be called in to committee due to neighbour comments.

Parish/Town Council Comments/Internal and External Consultees

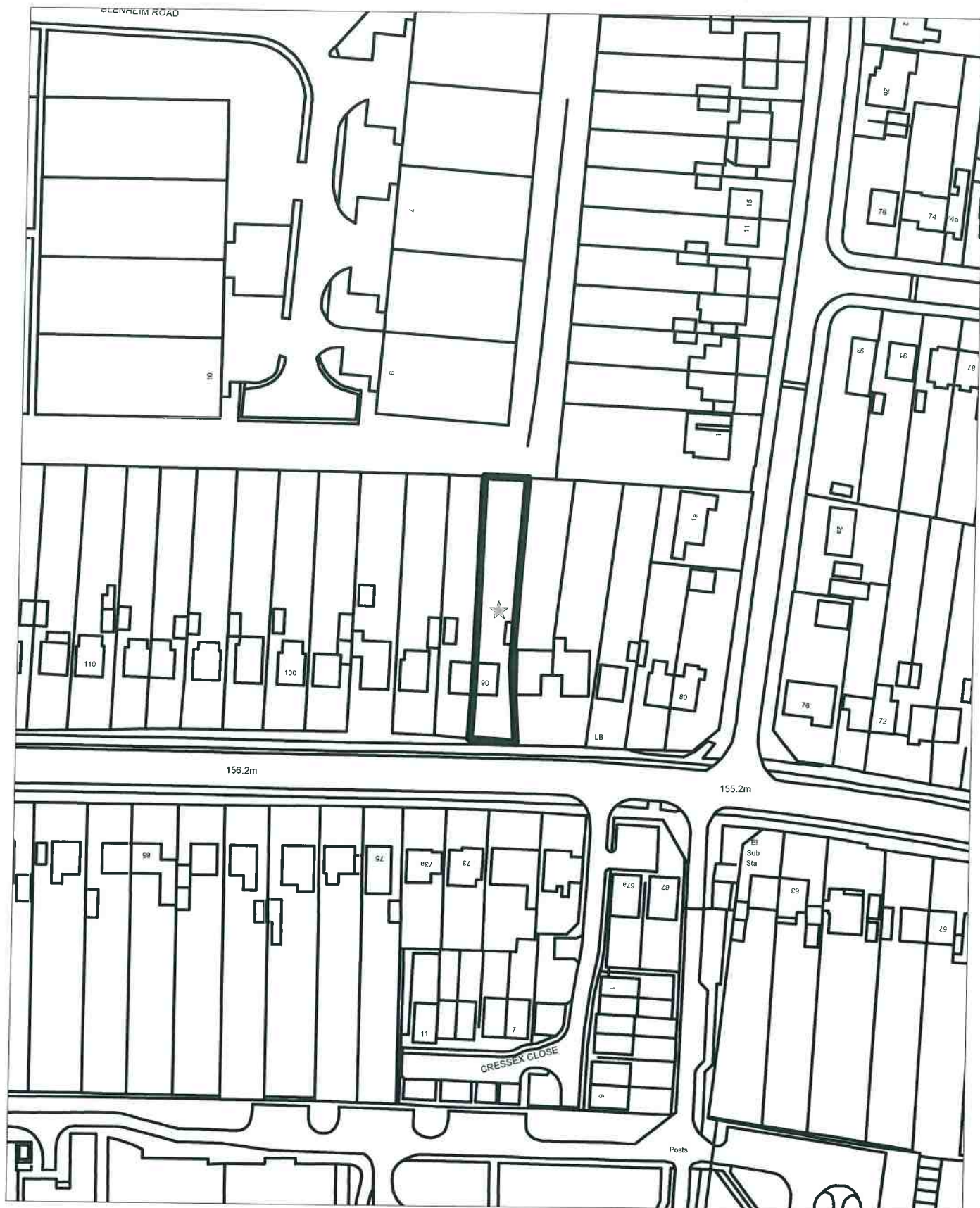
High Wycombe Town Unparished

Representations

Summary of comments received objecting on the following grounds
2 – Comments against.

- General design – particular relating to the hip-to gable
- Roofing materials.
- Overlooking
- Scale of the development
- Obstruction to light particularly to rear
- Construction to front not in accordance with a covenant [Officer note: this is not a planning matter]

17/07914/FUL
Scale 1/1250



90 Cressex Road High Wycombe Buckinghamshire HP12 4TZ



Site Plan shows area bounded by: 484636.33, 191471.85 484977.75, 191613.27 (at a scale of 1:1250), OSGridRef: SU84900154. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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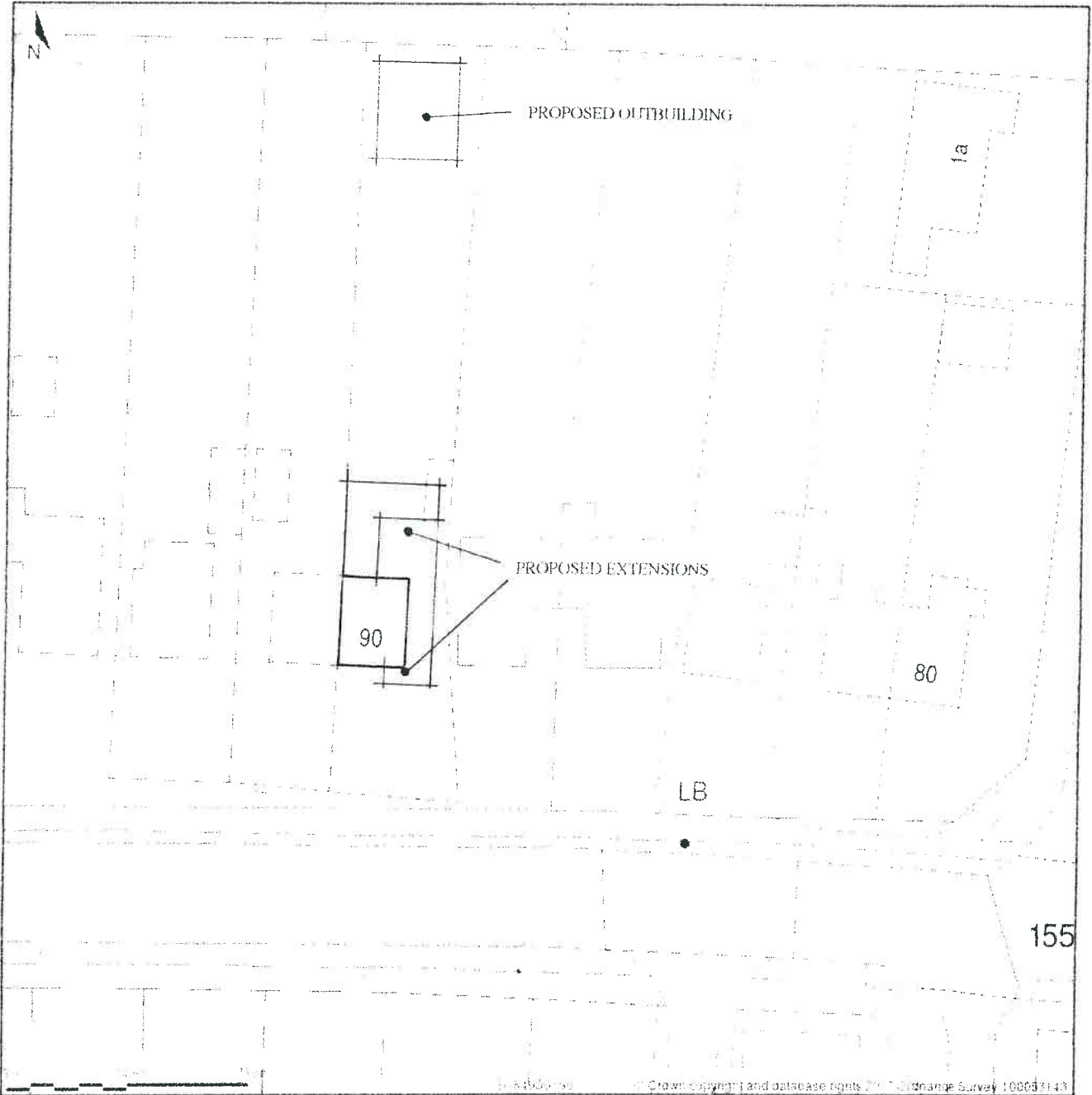
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17/07/14/12

WDCI

PLANNING
13 OCT 2017
WYCOMBE DISTRICT

90 Cressex Road High Wycombe Buckinghamshire HP12 4TZ



Block Plan shows area bounded by 464864.28, 191515.96 464964.28, 191605.96 (at a scale of 1:500), OSGridRef: SU64969156. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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17/107914/KL WDC2

PLANNING
 13 OCT 2017
 WYCOMBE DISTRICT

NOTES:
All dimensions shall be checked on site and not
taken from this drawing.

Revisions	
No.	Date
1	
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3	

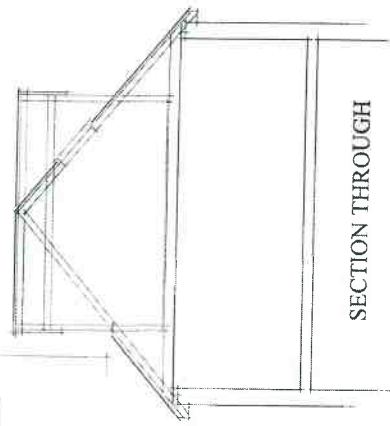
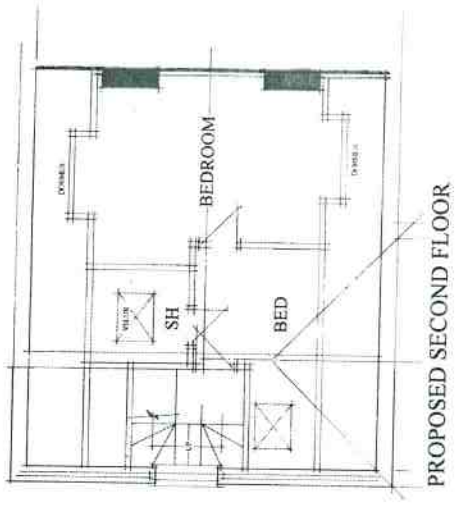
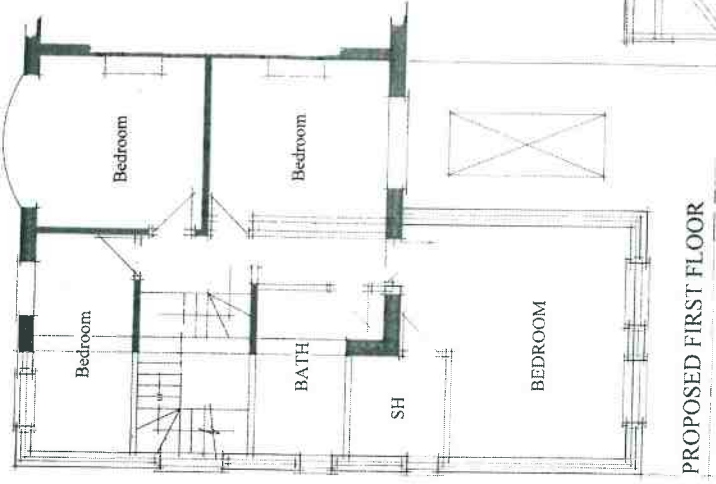
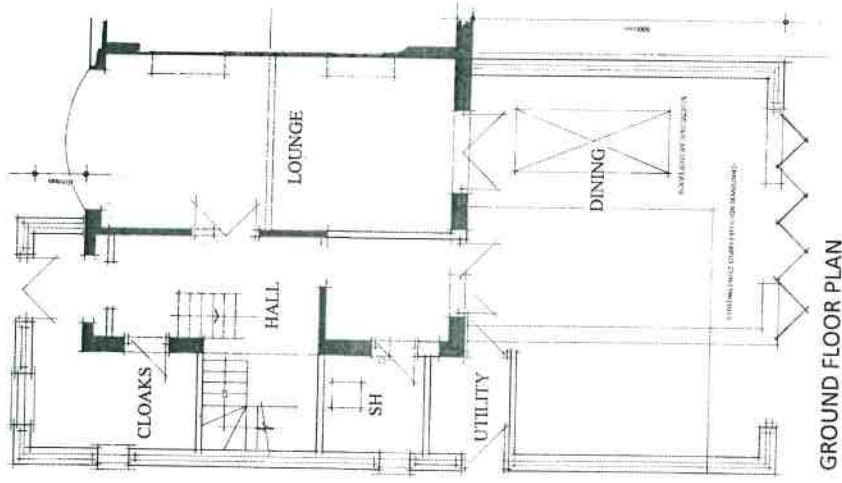


Client
FEHIZAN MEHDI
PROPOSED TWO STOREY
SIDE/REAR SINGLE
STOREY FRONT /REAR
EXTENSIONS & LOFT
CONVERSION WITH
FRONT/REAR DORMERS

Drawing Title
**90, CRESSEX ROAD,
HIGH WYCOMBE,
BUCKS HP12 4TZ**

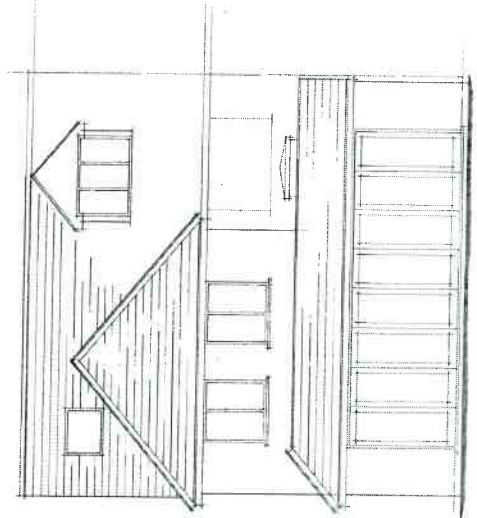
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Date **AUGUST 2017**

Page No **FM/001/17**
Rev. **A**

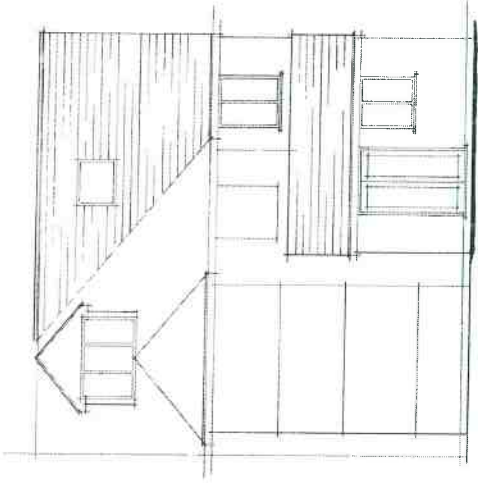


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be held from this drawing.

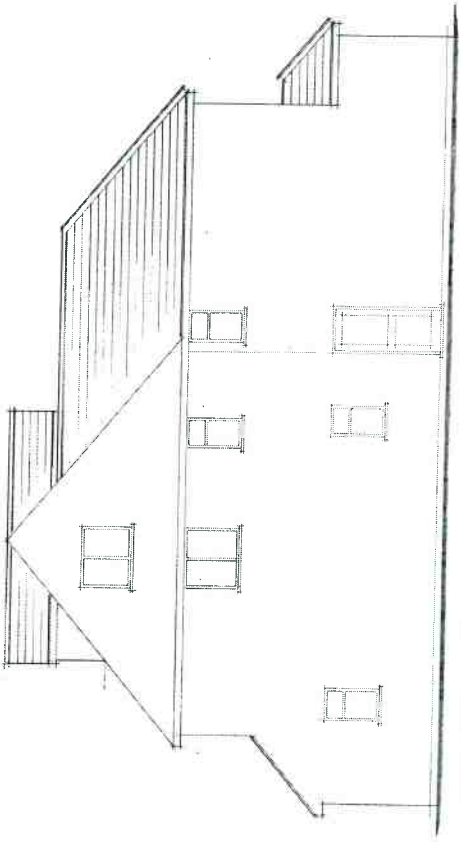
NO.	DATE	REVISIONS



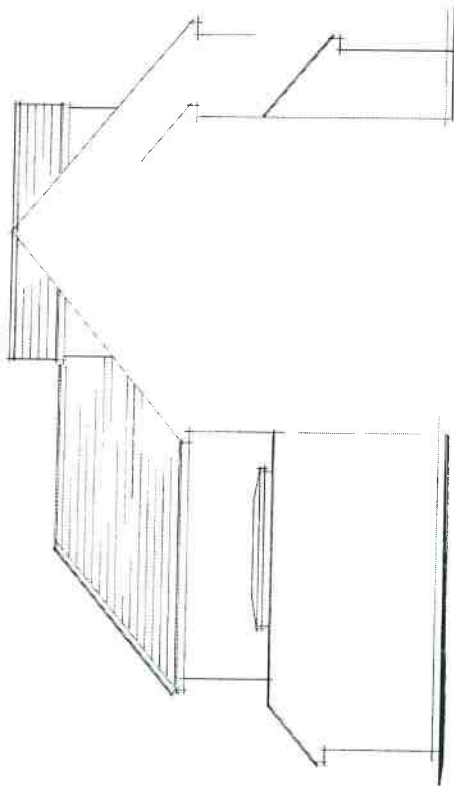
REAR ELEVATION



FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION

Client
FEHZAN MEDHI

PROPOSED TWO STOREY
SIDE/REAR, SINGLE
STOREY FRONT/REAR
EXTENSIONS & LOFT
CONVERSION WITH
REAR/FRONT DORMERS

90, CRESSEX ROAD,
HIGH WYCOMBE,
BUCKS HP12 4TZ

SCALE 1/50

Date
OCTOBER 2017

Drawn by
FM/002/17

Rev.
A

Agenda Item 7.

Contact: Stephanie Penney DDI No. 01494 421823
App No : 17/08210/FUL App Type : FUL
Application for : Demolition of existing dwelling and erection of 1 x 4 bed and 1 x 3-bed detached dwellings and 1 x detached garage
At 50 New Road Tylers Green Buckinghamshire HP10 8DL
Date Received : 24/11/17 Applicant : Mr L Howes
Target date for decision: 19/01/18

1. Summary

- 1.1. It is considered that the amended proposal would create a satisfactory form of development that would not be out of keeping with and detrimental to the character and appearance of the area and would not harm the amenities of adjoining occupiers.

2. The Application

- 2.1. This application seeks permission for the erection of a two detached dwellings following the demolition of the existing dwelling, no. 50 New Road and has been re-submitted following the previous withdrawn scheme for 2 x 4-bed detached dwellings. The current scheme differs as the Cedar tree is now being retained, the footprint and height of plot B reduced and repositioned further north.
- 2.2. The immediate area is predominantly residential with detached houses of varying styles and types fronting New Road. No. 50 New Road is a detached bungalow accessed between 48 and 52 New Road. To the southwest and northwest is further housing in Hillcroft Road and The Dell. To the northeast the application site abuts allotments and the rear the garden of the newly constructed dwelling to the rear of 48 New Road.
- 2.3. The site has a complex history and did form a larger site on which planning permission was granted in 2008 for 3 houses. In 2010 permission was granted for the erection of a detached house on a smaller area of land also forming part of the larger site. In 2012 an extension of time to implement the 2010 permission was granted and this remained extant until 20.11.2015. The application site relating to these two permissions overlapped with the current application site such that the front element of the house in the former would be within the rear part of the garden of the latter. These permissions have lapsed. In 2015 permission was granted for the erection of 2 dwellings to the rear of 48 New Road, enabling the retention of 50 New Road. However, this included land to the rear of 46 New Road and access between 48 and 46 New Road. This permission remains extant until November 2015, however could not be implemented due to the more recent dwelling permitted and completed to the rear of 48 New Road. This application has a legal agreement attached to it allowing only one dwelling to be permitted on the site. Access is to the north east of 48 New Road.
- 2.4. The case office observed at the site visit that significant excavations, apparently for foundations, have been carried out within the side garden of no. 50, to the northeast of the house itself and seemingly where the house approved under the 2010 and 2012 permissions is shown to be sited, however this application has expired. An inspection of Building Control records reveals that an application to construct a 4 bedroom detached house was received in 2013 and that building work started on 9.5.2013. The works that have been carried out would appear to constitute "commencement" as defined in Section 56 of the Town and Country Planning Act 1990 (as amended). However, the permission was subject to a number of conditions precedent, which required various details to be submitted to and approved by the

Council prior to development commencing. At least one of these, relating to existing/proposed levels, is considered to go to the heart of the permission and in the circumstances it is considered that the planning permission could not have been lawfully implemented.

2.5. From 16 October 2017 the emerging policies of the Wycombe District Local Plan (Regulation 19) Publication Version will also be material. The weight to be given to individual policies will be assessed in accordance with paragraph 216 of the NPPF.

2.6. Weight is of course a matter for the decision maker but the NPPF says:

Para 216. From the day of publication, decision-takers may also give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

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

The agent was informed/ advised how the proposal did not accord with the development plan. Amendments were sought and received. An extension of time was agreed and the application progressed without delay.

4. Relevant Planning History

- 4.1. 89/05482/OUT Erection of detached dwelling at 48 New Road. Refused.
- 4.2. 05/05669/FUL Demolition of 50 New Road and erection of 1 x3 bed and 3 x 4 bed detached houses. Withdrawn.
- 4.3. 05/07438/FUL Demolition of 50 New Road and the erection of 3 x 4 bed and 1 x 3 bed detached houses including a detached garage. Withdrawn.
- 4.4. 07/05626/FUL Demolition of 50 New Road and the erection of 3 x 5 bed detached houses and garages with the creation of a new access between 46 and 48 New Road. The appeal was dismissed on the grounds that the two dwellings which would share the boundary with the properties on Hillcroft Road were too close and would be overbearing, and in the case 4 Hillcroft road, would result in overlooking and loss of privacy. The Inspector considered however, that the proposal was an appropriate form of backland development and that there would be no adverse impact upon highway safety or the character of the area.
- 4.5. 07/07981/FUL Two storey side extension with two front dormer windows to 48 New Road and creation of new access to 50 New Road. Permitted but not implemented.
- 4.6. 08/07234/FUL Erection of 2 x 4 bed and 1 x 3 bed dwellings following demolition of 50 New Road and creation of new access to 50 New Road. Permitted but not implemented.
- 4.7. 10/05541/FUL Erection of 1 x 4 bed detached dwelling and creation of a new access.

Permitted but not implemented. (This was for a revised house type on plot 2 of 08/07234)

- 4.8. 12/07231/REN Proposed extension to time limit to permission granted under ref. 10/05541/FUL for the erection of a 1 x 4 bed detached dwelling and creation of a new access. Permitted but not implemented
- 4.9. 15/06707/FUL. Erection of detached 3-bed chalet bungalow to rear, creation of new access from New Road with associated car parking & landscaping to rear of 48 New Road. Permitted with planning obligation.
- 4.10. 15/07441/FUL Erection of a 1x4-bed detached & 1x3-bed dwellings with associated landscaping, car parking & formation of a new access road created between 48 & 46 New road & closing off the existing access road to 50 New Road Rear Of 46 & 48 & Adjacent To 50 New Road. Application permitted. This application involves the erection of 2 dwellings to the rear of 48 New Road, enabling the retention of 50 New Road. Access is proposed adjacent to 48 New Road, closing off the existing access to no. 50. The access is in a similar position to that of this application. Both applications could be implemented. This would be of concern as it would mean that the access road beyond the dwelling subject of 15/06707/FUL or this application would reduce down to 3.2m (approx) to serve plot 2 and the existing dwelling no. 50 New Road which would be unacceptable and the access road would abut the side elevation subject of the application 15/06707/FUL which raise noise and disturbance issues. The Council therefore would not want both applications to be implemented. It has however been clarified that the s106 deed relates to the land edged red on the Plan attached to it. It prevents more than one dwelling or part of a dwelling being built on that land edged red. Thus you could not have a situation where a house is built on this land under either 12/07231/REN or the application which is the subject of this report and part of another dwelling is constructed on the land edged red. Even if another planning permission is granted, only ONE dwelling can be constructed on the land edged red and no other dwelling or part of a dwelling can be built on it.
- 4.11. P115/02194/ADRC. Application for the approval of details subject to conditions 2 (materials), 3 (surfacing materials) and 4 (landscaping) of planning approval 15/06707/FUL. Details approved
- 4.12. 16/05698/FUL. Householder application for construction of two storey side extension with integral garage. Application withdrawn
- 4.13. 16/05730/FUL. Erection of detached 3-bed detached dwelling to rear, creation of new access from New Road with associated car parking & landscaping (alternative scheme to PP/15/06707/FUL). Application permitted with a S106 Agreement to allow only one house to be built on the site.
- 4.14. 16/06910/FUL. Householder application for construction of part two storey, part single side extension with integral garage (48 New Road). Application permitted.
- 4.15. 16/07471/FUL. Householder application for construction of part two storey, part single storey side / rear extension following demolition of existing garage (48 New Road). Application permitted.
- 4.16. 17/06246/FUL. Demolition of existing dwelling and erection of 2 x 4 bed detached dwellings and 1 x detached garage. Application withdrawn.
- 4.17. 17/08011/FUL. Erection of 1 x 2 bed single storey dwelling house with associated parking at land to the rear of 62 New Road. Application permitted

5. **Issues and Policy considerations**

Principle and Location

Adopted Local Plan (ALP): G8 (Detailed Design Guidance and Local Amenity)

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

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

Housing Intensification Supplementary Planning Document (HISPD)

Emerging Local Plan (Regulation 19) Publication Version: CP1 (Sustainable Development) Policies, CP3 (Settlement Hierarchy), CP9 (Sense of Place), DM35 (Placemaking and Design Quality), DM36 (Extensions and Alterations to Existing Dwellings)

- 5.1. The site is located in an existing residential area, where, subject to compliance with all other relevant planning policies, the principle of residential development is generally acceptable. In this regard, any new development must accord with adopted Development Plan policies which seek to ensure a high standard of design and layout which respects and preserves the local urban context and is compatible with the immediate surroundings of the site in terms of proportion, scale, bulk, form and massing.
- 5.2. The proposal is similar to a recent scheme permitted to the rear of 62 New Road.

Impact upon the character and appearance of the street scene, 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

Housing Intensification SPD

Emerging Local Plan (Regulation 19) Publication Version: CP9 (Sense of Place), DM 34 (Placemaking and Design Quality)

- 5.3. Policy G3 of the Adopted Local Plan states that the District Council will expect development proposals to achieve a high standard of design and layout that reflects the local urban or rural context so as to maintain and reinforce its distinctiveness and particular character and where appropriate. Submitted proposals will need visibly to demonstrate that they: (c) are compatible with the immediate surroundings of the site and appropriate to its wider context by reference to street pattern and land levels, plot sizes, means of enclosure, portion, scale, bulk form and massing. Policy G3 goes on to state that planning permission may be refused if a sufficiently high standard of design and layout is not achieved, having regard to the nature of the application site and its surroundings.
- 5.4. The proposal seeks the demolition of the existing bungalow at no. 50 New Road and erection of two dwellings. Plot A measures 8.4m to the ridge and is sited to the south east of 12 The Dell. Access to this plot is via The Dell. Plot B measures 6.5m to the ridge and is sited to the rear of the dwellings on Hillcroft Road. Access is via the existing access between 48 and 50 New Road.
- 5.5. In terms of the previous permissions on the site, the permission was for three dwellings on a larger site. The layout was comprehensive and did relate well to adjacent occupiers.
- 5.6. Plot A is considered acceptable. The siting is in keeping with the existing properties on the Dell and the height has been reduced by 1.4m thus reducing the massing.
- 5.7. Concerns were raised regarding plot B in relation to the cramped appearance and layout and the impact to the occupiers of the new dwelling to the rear of 48 New Road. The scheme as submitted was 7.3m to the ridge, but then amended reducing the height and form. The amended dwelling still provides accommodation on two floors but the height to the ridge is 6.5m with an eaves height of 2.6 adjacent to the boundary with the newly constructed dwelling.

- 5.8. Plot B is 9.5m from the new dwelling at its closest point, it is set back from the adjacent dwelling and it now considered that the amended form and height will not have a detrimental impact on the outlook from the occupiers of the newly constructed dwelling. The rear elevation of the dwelling faces North West, accordingly subject to no additional windows on the site elevation, and the proposed landing window being obscurely glazed, overlooking would not occur.
- 5.9. The proposal will result in the loss of a category B tree and two Category C trees. However, no objection is raised as mitigation is proposed in the form of four replacement trees.

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

Emerging Local Plan (Regulation 19) Publication Version: DM 34 (Placemaking and Design Quality)

- 5.10. The application site is not level and is higher than the dwellings on the Dell, but lower than the properties on Hillcroft Road.
- 5.11. Plot A is not considered to have detrimental impact on the occupiers of 12 The Dell. No first floor side windows are proposed facing this property and the dwelling does not protrude the front or rear elevation. A separation distance of 3m between the dwellings are proposed. Accordingly subject to levels, the dwelling should have minimal impact. Plot A (side elevation) is a minimum of 20m from the rear of the new dwelling and only a first floor side window is proposed to a bathroom which can be obscurely glazed. There is a window to window distance of 25m from the properties on Hillcroft Road which is considered acceptable.
- 5.12. Plot B protrudes 17m back from the rear of the new dwelling (48a). This dwelling has habitable windows on the rear elevation, nearest the shared boundary, to a sitting room, living area on the ground floor and bedroom on the first floor.
- 5.13. It is considered that the revised form and height will not have a detrimental impact the outlook of existing occupiers due to the form and massing of the proposal.
- 5.14. The proposal is sited approximately 14m from the dwellings on Hillcroft Road. The reduced height in association with the lower levels on the application site will not result in a detrimental impact on the outlook of existing occupiers on Hillcroft Road. In addition, consideration must be made to the existing relationship between the existing dwelling (50 New Road) and properties on Hillcroft Road.
- 5.15. The relationship between plot A and B is considered acceptable.

Carbon Reduction and Water Efficiency

Adopted Delivery and Site Allocations Plan (DPD): DM18 (Carbon Reduction and Water Efficiency)

DSA: DM18 (Carbon Reduction and Water Efficiency)

Draft New Wycombe District Local Plan

- 5.16. 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 normally been considered 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 will be superseded in October 2016 by ministerial policy to transfer the issue to Building Regulations. It is considered necessary to condition the water efficiency.
- 5.17. The principle assessment of this application falls under policy DM18 of the Adopted

Delivery and Site Allocations Plan July 2013. This plan will remain and 'sit alongside' the new Local Plan. Accordingly policy DM18 will still apply.

Infrastructure and Developer Contributions

Adopted Local Plan (ALP): G19, G23;

Core Strategy Development Planning Document (CSDPD): CS20, CS21;

Developer Contribution Supplementary Planning Document (DCSPD)

Emerging Local Plan (Regulation 19) Publication Version: CP7 (Delivering the Infrastructure to support Growth)

5.18. The site is located within CIL charging zone B and the development is CIL liable.

Transport matters and parking

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

CSDPD: CS16 (Transport

DSA: DM2 (Transport requirements of development sites)

Buckinghamshire Countywide Parking Guidance

5.16 The proposed dwellings each require three on-site parking spaces per unit, which have been provided. Access to plot A is considered acceptable. Access to plot B is via the existing access serving number 50. As the use of this access is not being intensified, no objection is raised.

Weighing and balancing of issues – overall assessment

5.18. 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.

5.19. 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

5.20. As set out above it is considered that the proposed development would accord with the development plan policies in relation to character of the area, impact on trees, amenity space and highway access.

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; 1187/10/B; 1187/11; 1187/12/B; 1187/13/B; 1187/14; 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 all surfacing materials shall be submitted to and approved in writing by the Local Planning Authority before any finished surfacing works are undertaken. Thereafter, the development shall not be carried out other than in accordance with the approved details.
Reason: To secure a satisfactory appearance.
- 4 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.
- 5 No further windows shall be inserted in the dwellings hereby permitted without the prior, express planning permission of the Local Planning Authority.
Reason: In the interests of the amenity of neighbouring properties.
- 6 The development, hereby permitted, shall be designed and constructed to meet a water efficiency standard of 110 litres per head per day.
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).
- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order), no development falling within Class A, B, C, D, E and F of Part 1 of Schedule 2 and Class B of Part 2 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 protected trees
- 8 No other part of the development shall begin until the new means of access has been sited and laid out in accordance with the approved drawing and constructed in accordance with Buckinghamshire County Council's guide note "Private Vehicular Access Within Highway Limits" 2013.
Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development.
- 9 The development is to be undertaken in accordance with the approved Arboricultural Impact Assessment and Arboricultural Method Statement (AMS) or any revision agreed by the council and Tree Protection Plan (TPP), indicating trees to be retained and those to be removed; the positions of physical tree protective fencing and ground protection zones; and in addition to the those details to include the sequencing of works and; a scheme of supervision by a pre-appointed tree specialist in accordance with appendix 8 and 9 as per Trever Heaps report TH/1494 dated 2/10/2017. The tree protection works shall be carried out in accordance with the approved details unless otherwise agreed in writing.
This tree condition may only be discharged on completion of the development subject to contemporaneous evidence of monitoring and supervision of the tree protection during the development by the appointed tree specialist.
Reason: To ensure that the trees to be retained are not damaged, in the interests of visual amenity.
- 10 Prior to commencement of development, details of the design and materials for the construction of a no dig system, to be fit for purpose to support vehicle movement while protecting the below ground rooting environment shall be submitted to an approved in writing with the Local Planning Authority and thereafter implemented in accordance with the approved scheme.

Reason: A pre-commencement condition is considered necessary to ensure that the vehicles movements do not impact on tree roots.

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 CharterThe agent was informed/ advised how the proposal did not accord with the development plan. Amendments were sought and received. An extension of time was agreed and the application progressed without delay.
- 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.
- 4 The applicant is advised that a licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the highway. A period of 28 days must be allowed for the issuing of the licence, please contact Transport for Buckinghamshire at the following address for information.

Transport for Buckinghamshire
Handy Cross Depot
Marlow Hill,
High Wycombe
Buckinghamshire
HP11 1TJ.
Tel: 0845 230 2882

Agenda Item 7. Appendix A

17/08210/FUL

Consultations and Notification Responses

Ward Councillor Preliminary Comments

Cllr Katrina Wood

There is a great deal of local concern regarding this application and if officers are minded to approve then I would request this comes before the planning committee for a decision

Parish/Town Council Comments/Internal and External Consultees

Chepping Wycombe Parish Council

First Comment: Objection. We consider that this represents an over development of the site and creates loss of privacy for surrounding properties.

Second Comment:

We consider that this amended application still represents an over development of the site and creates loss of privacy for surrounding properties

Arboricultural Officer

Final Comment: No objections in principle to loss of 1 category B tree and 2 Category C trees
Mitigation offered with 4 replacement trees.

The loss of the Willow would have some impact on the visual amenity however it is in close proximity to a neighbouring property and may be subject to future pressure for pruning and removal for various reasons from encroachment to structural damage. Therefore its loss as part of the developed must be positively mitigated.

The use of a no dig system is acceptable but details will need to be submitted as to its construction and exact specification so that it is fit for purpose.

Conditions recommended if minded to approve

County Highway Authority

Comment: New Road is a C-class road subject to a speed restriction of 30mph with no parking or waiting restrictions in place. The road benefits from pedestrian footways but does not benefit from street lighting.

The application proposes the demolition of the existing dwelling and subdivision of the plot to erect two four bed detached dwellings and one detached garage. One dwelling is proposed to utilise the existing access to New Road, with the other proposed property creating a new access to the private access that serves Nos.11 and 12 The Dell. My comments are subject to the application site being able to demonstrate a right of way across the land for the relevant property.

As a result, the access onto New Road will not be intensified as a result of the proposals. Therefore the Highway Authority raises no objection to this access as it is an existing situation. The private access onto The Dell will however be intensified by the proposals. On a site visit I found that the requisite visibility splays to ensure the safety of the highway network could be achieved in this location.

The proposed parking provision meets the requirements set out in the "Buckinghamshire Countywide Parking Guidance" policy document for a property of this quantum in this location. Three parking spaces, each with six metres of manoeuvring space, have been demonstrated upon the plans for each of the two proposed residences.

Mindful of the above comments, I have no objection to the proposed application subject to

conditions

Control of Pollution Environmental Health

Comment: No objection

Representations

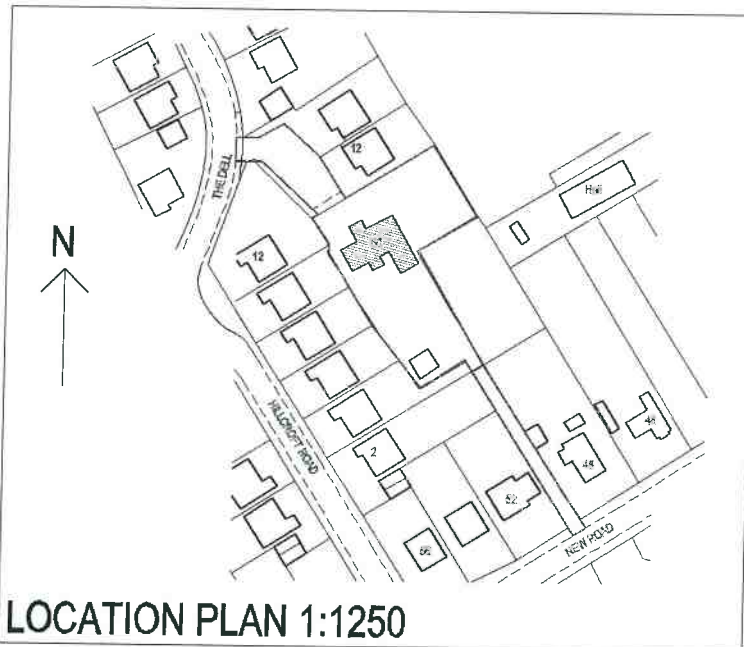
Eight letters of objection received:-

- Damage to foundations
- Bulk and mass of the proposal
- Overshadowing
- Manage leaf, branch, dead wood and sap fall
- Request permission to fell Willow and Lime trees.
- Positioning of new trees close to boundaries an issue
- Any new hedges will be overwhelmed by the roots of existing hedges.
- The existence of bats should be investigated.
- Impact on number 48A, in terms of dominance, overshadowing, overlooking
- Inconsistencies on plans
- No wildlife checklist submitted
- Object to loss of Silver Birch.
- Cramped site
- Highway safety and inadequate parking
- Site plan is misleading.
- Wildlife & ecology concerns
- Loss of privacy
- Amendments do not go far enough and an objection is maintained.

17/08210/FUL
Scale 1/1250



50 NEW ROAD, TYLERS GREEN, BUCKS



LOCATION PLAN 1:1250

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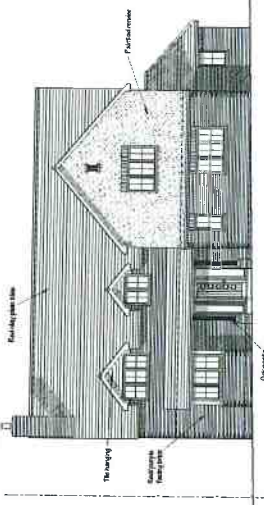


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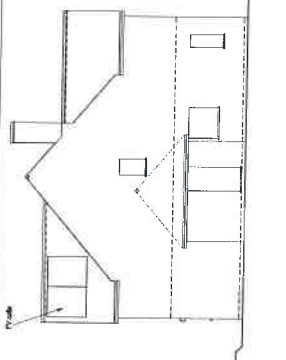
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All dimensions must be checked on site and not relied upon this drawing.
 All work must be carried out in accordance with statutory requirements, all relevant British Standards and codes of practice.
 This contract to be read in conjunction with Drgs. Nos. 1187/10, 12 & 13 (later editions)

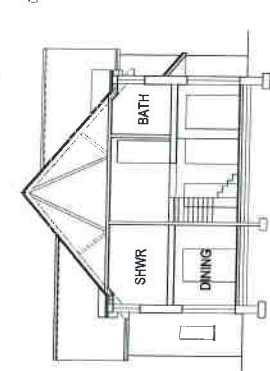
HOUSE A



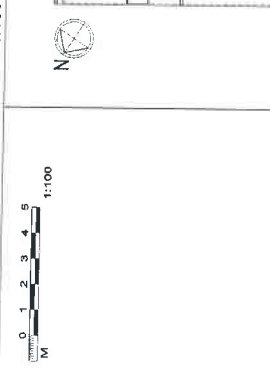
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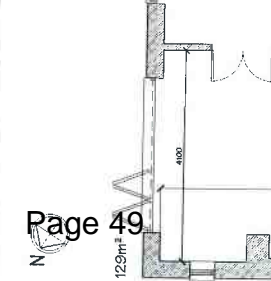
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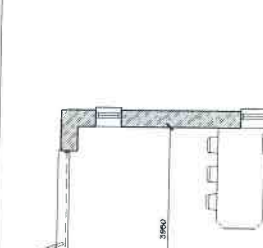
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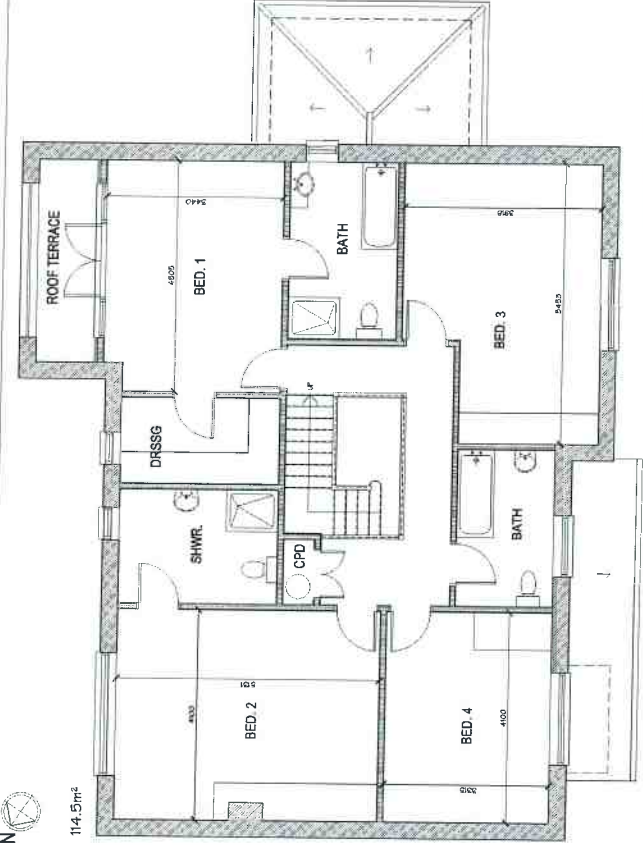
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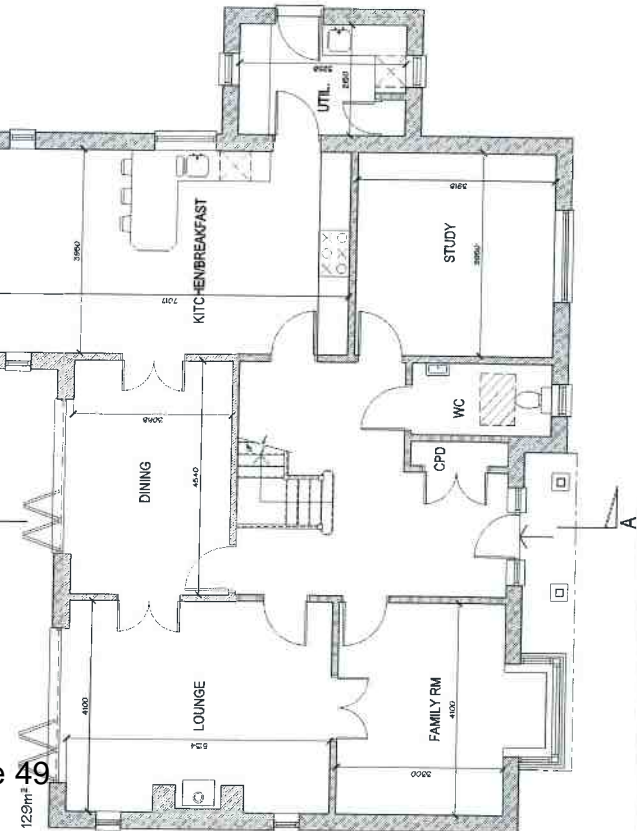
SECTION A-A 1:100



ROOF PLAN 1:100



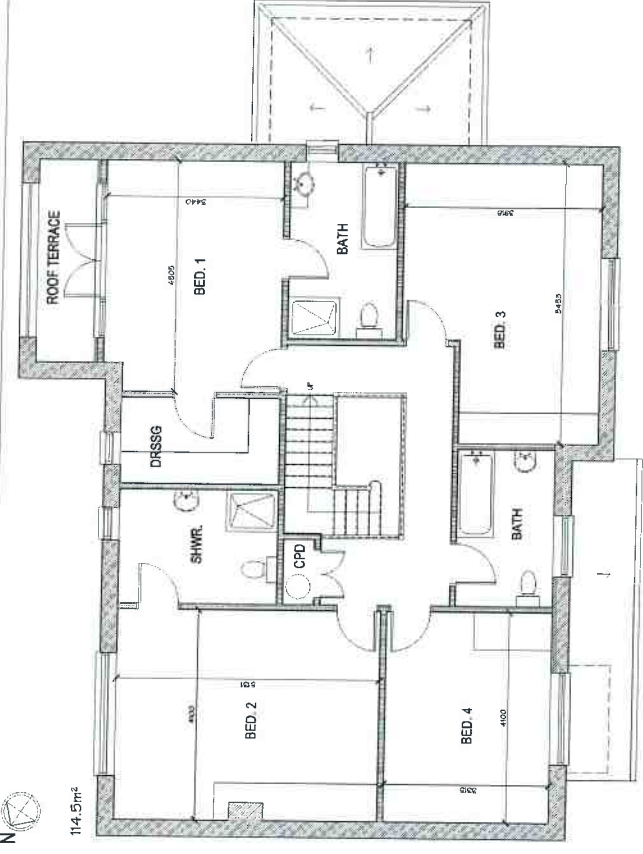
GROUND FLOOR PLAN 1:50



GROUND FLOOR PLAN 1:50



ROOF PLAN 1:100



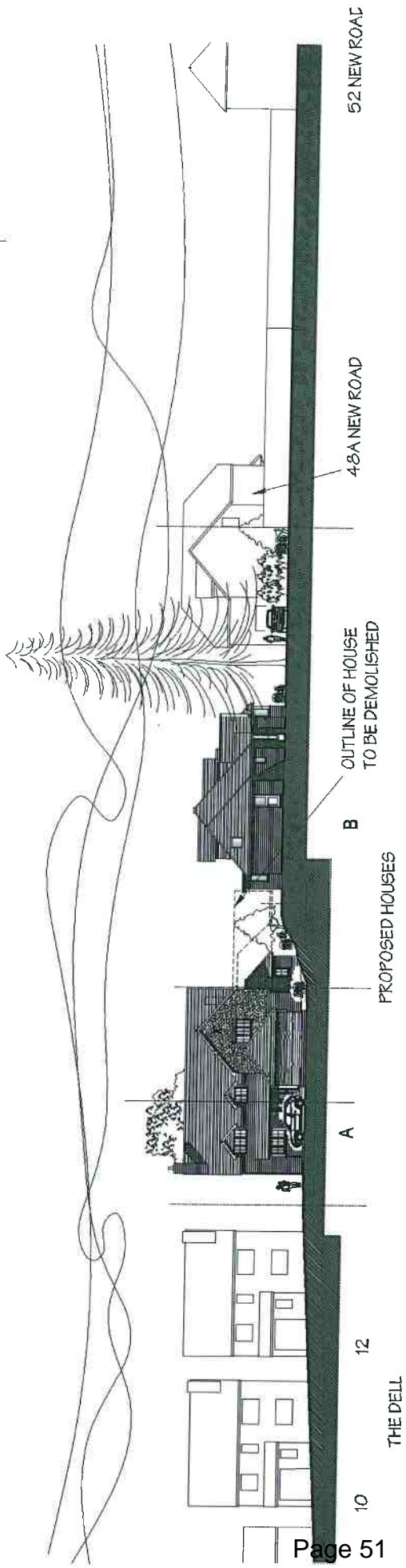
FIRST FLOOR PLAN 1:50

<p>ALAN SPARD ASSOCIATES ARCHITECTS & SURVEYORS The Priory 33 Station Road Guildford Surrey GU4 8JA Tel: 01483 577896 Fax: 01483 576226 E-mail: alspard@a15@aol.com</p>		<p>Client: Mr. L. Howes</p>
<p>Job Title: PROPOSED TWO NEW HOUSES 50 NEW ROAD TYLERS GREEN BUCKS</p>		<p>Scale: 1:50 (1:100)</p>
<p>Contract No: HOUSE A PLANS, ELEVATIONS SECTION</p>		<p>Sheet No: A1</p>
<p>Date: APR 17</p>		<p>Drawn By: 1187/11</p>

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1:300

Notes:

- All dimensions must be checked on site and not scaled from this drawing-
- All work must be carried out in accordance with statutory requirements, all relevant British Standards and codes of practice.
- This drawing to be read in conjunction with Drgs. Nos. 1359/01, 02 & 03 (latest revisions)



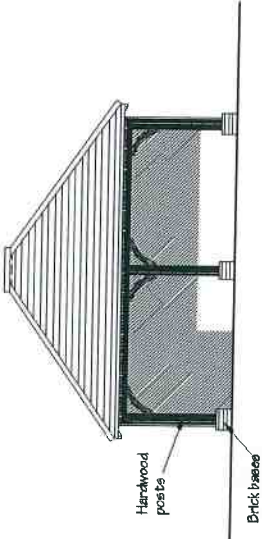
'STREET SCENE' VIEW FROM SOUTH WEST

B	18/1/18	HOUSE B REDESIGNED
A	30/10/17	HOUSE B REDESIGNED
Date		Revisions
Drawing No.		1187/13
FOR PLANNING APPLICATION		B
Date		APR 17

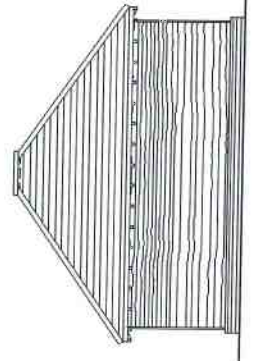
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ALAN SHARD ASSOCIATES, CHARTERED ARCHITECTS
 Thursley House, 53 Station Road, Guildford, Surrey, GU4 8HA
 Tel: 01483 577896, Fax: 01483 576236
 E-mail: shardarch53@aol.com

Client
 Mr L Howes
 Scale
 1:300
 Sheet size
 A3

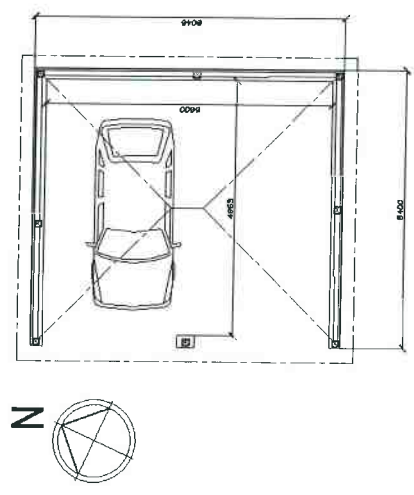
Job Title
PROPOSED TWO NEW HOUSES
50 NEW ROAD, TYLERS GREEN, BUCKS
 Drawing Title
STREET SCENE



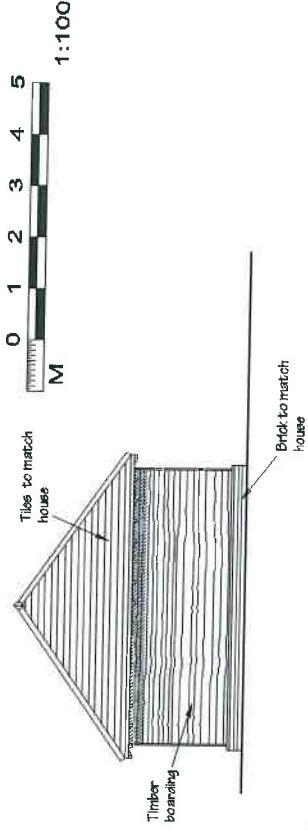
SOUTH WEST ELEVATION 1:100



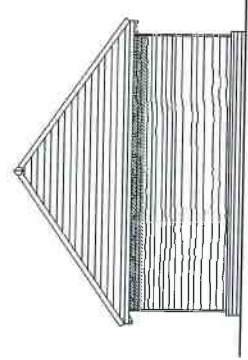
NORTH EAST ELEVATION 1:100



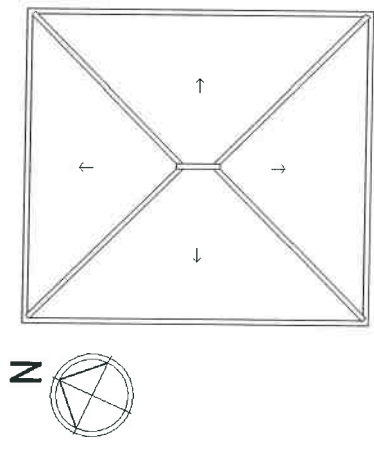
FLOOR PLAN 1:100



NORTH WEST ELEVATION 1:100



SOUTH EAST ELEVATION 1:100



ROOF PLAN 1:100



Notes:
 -All dimensions must be checked on site and not scaled from this drawing.
 All work must be carried out in accordance with statutory requirements, all relevant British Standards and codes of practice.

Job Title: PROPOSED TWO NEW HOUSES		Client: Mr L Howes	
50 NEW ROAD, TYLERS GREEN, BUCKS		© copyright	
Drawing Title: PROPOSED DETACHED GARAGE (HOUSE A)		Drawing No. 1187/14	
Scale: 1:100		Date: MAY 17	
Sheet size: A3		Revisions:	
FOR PLANNING APPLICATION		Date: MAY 17	
ALAN SHARD ASSOCIATES, CHARTERED ARCHITECTS Thursley House, 53 Station Road, Guildford, Surrey, GU4 8HA Tel: 01483 577896, Fax: 01483 576236 E-mail: shardarch53@aol.com			

Agenda Item 8.

Contact: Alastair Nicholson DDI No. 01494 421510

App No : 17/08452/FUL App Type: Full Application

Application for : Erection of 1 x 3 bed dwelling with associated car parking, cycle & refuse storage, alterations incorporating access, landscaping and re-configuring public house car park & amenity area.

At : The Squirrel, Squirrel Lane, High Wycombe, Buckinghamshire, HP12 4RZ.

Date Received : 22/12/17 Applicant : Hawthorn Leisure Limited

Target date for Decision: 6/02/18

1. Summary

- 1.1 This application follows the recent refusal of a previous scheme for the erection of two dwellings. An appeal has been lodged with the Planning Inspectorate against this decision, but it is yet to be registered.
- 1.2 This resubmitted scheme is now for a single 3-bed dwelling, and whilst the built form has reduced, the amenity concerns, loss of land associated with a community facility and increased built up appearance still remain as per the previous application.
- 1.3 The application is recommended for refusal.

2. The Application

- 2.1. In an attempt to overcome the previous refusal of planning permission, this application seeks permission for the erection of a 3-bed detached dwelling measuring 6.7m to the ridge. As before vehicular access is via The Coppice and two dedicated parking spaces are provided to the front of the proposed dwelling. Unlike the previous planning application a footpath is not now proposed to be provided along Squirrel Lane.
- 2.2. Members may recall that when the previous application on this site for the erection of two x 2 bed dwellings was considered at Planning Committee in August 2017 the Committee weighed and balanced the issues differently to their officers, as it is entitled to do, and refused the planning application. The full reasons for refusal are provided in full in the planning history section of the report below.
- 2.3. This resubmitted application differs from the previous scheme as set out below:-
 - Reduction from two to a single dwelling,
 - Increased separation distance from public house building and proposed dwelling,
 - Reconfigured parking layout for the public house, (resulting in less parking spaces than previous scheme), and,
 - The retention of a small soft landscaping area to front of public house restaurant.
- 2.4. The application is accompanied by a Planning Statement, a Viability Report, a Transport Report, a Tree Report, and a Noise Impact Assessment. The submitted plans under consideration are:

Drawing Number	Description	Date
16.2204.123 P1	Proposed Context Elevations	Dec 17
16.2204.124 P1	House 1 Plans	Dec 17
16.2204.125 P1	House 1 Elevations	Dec 17
16.2204.126 P1	OS map/Block Plan	Dec 17

16.2204.120 P2	Proposed Site Layout	Dec 17
16.2204.121 P1	Existing Site Layout	Dec 17
16.2204.121 P1	Existing Context Elevations	Dec 17

2.5. Since 16th October 2017 the emerging policies of the Wycombe District Local Plan (Regulation 19) Publication Version are also be material. The weight to be given to individual policies is a matter for the decision maker but para 216 of the NPPF says that from the day of publication, decision-takers may also give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and,
- the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework: the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given.

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 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 Agent was informed that, in the light of the earlier refusal of planning permission, this application would be considered at a meeting of the Planning Committee.

4. Relevant Planning History

4.1. **16/8400/FUL:** Erection of 2 x 2 bed dwellings with associated car parking, cycle & refuse storage, alterations incorporating accesses, landscaping and re-configuring public house car park & amenity area. The application was refused for the following reasons:

1. In the opinion of the Local Planning Authority the proximity of the new dwellings to the public house results in a poor relationship to potential sources of noise nuisance; from within the public house itself, due to the comings and goings and from the use of the external pub garden area. Furthermore the proximity of the additional parking spaces and resulting concentration in the use of the pub garden and patio areas adjacent to number 2 The Coppice will result in a concentration of activity closer to this existing residential property, resulting in an unneighbourly and poor relationship to potential sources of noise and nuisance. This leaves the Local Planning Authority unconvinced that the development as proposed is capable of delivering an acceptable level of amenity for existing and future residents.

As such the development is contrary to policies G8 (Detailed design guidance and local amenity), H19 (Residents amenity space and gardens) of the Adopted Wycombe District Local Plan to 2011 (As Saved, Extended and Partly Replaced); and policies CS19 (Raising the quality of place shaping and design) of the Adopted Core Strategy Development Planning Document.

2. In the opinion of the Local Planning Authority the proposed loss of land allocated

as a community facility, in this instance the loss and residential redevelopment of an area of pub garden and parking area, would be likely to prejudice the long term viability of the public house which is currently a valuable local community facility. Symptomatic of this is the community facility having to operate within a smaller physical area, resulting in an intensification in the use of the outdoor areas and therefore potential noise complaints, and restricting opportunities for future expansion and change to ensure its ongoing viability. It would also reduce the quality of this community facility, for instance diners would overlook the extended front car park rather than the existing enclosed garden. The development could therefore prejudice the long term viability of the community facility.

The development is therefore considered to be contrary to Policy CS15 (Community Facilities and Built Sports Facilities) of the Wycombe Development Framework Core Strategy (Adopted July 2008) and the Community Facilities Supplementary Planning Document (October 2011).

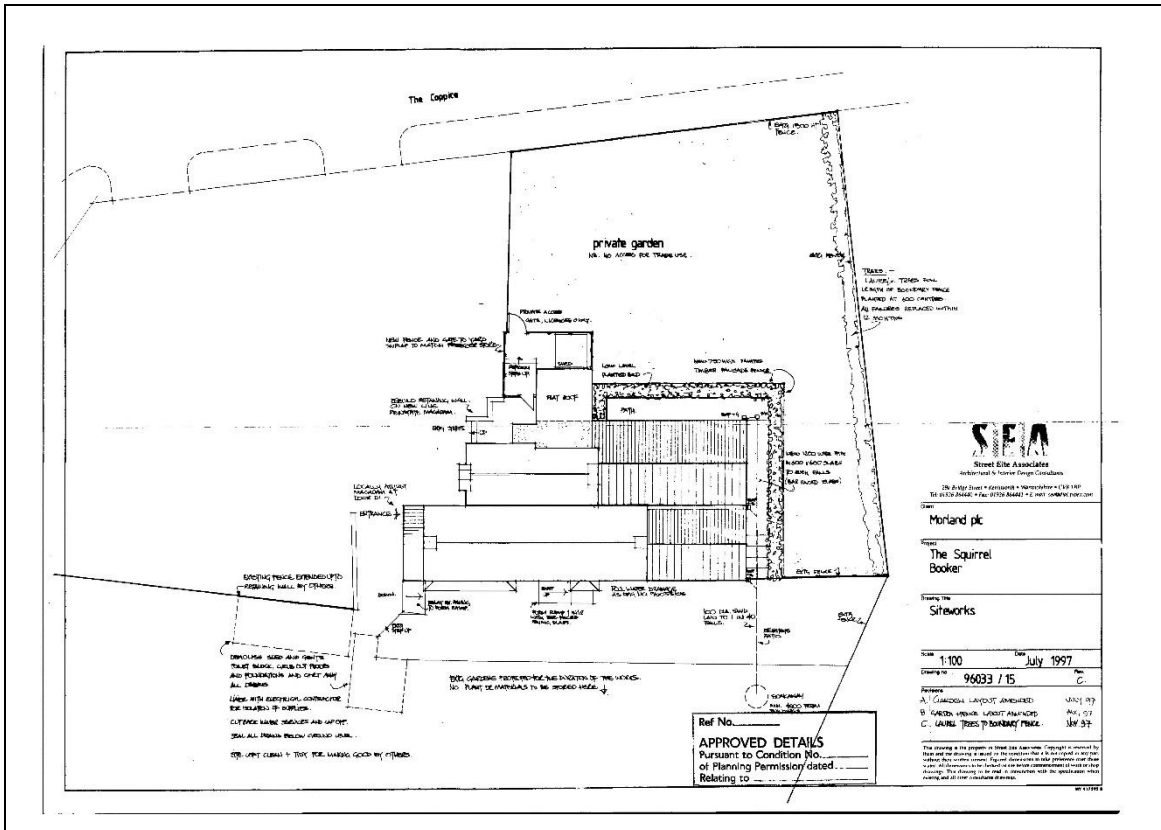
3. Viewed from The Coppice and Squirrel Lane the proposed properties would significantly increase the built-up appearance of the site to the detriment of the pleasant semi-rural character of its immediate locality. It is considered that the form and layout results in a loss of an open area which is an important visual feature in the street scene, and allows views through to Booker Common behind. This coupled with the increase in hardstanding to accommodate replacement parking for the public house will result in a dominant and overbearing feature. The proposal detracts from the distinctive local qualities of the area and thus fail to achieve a high standard of design.

The proposal is therefore contrary to Adopted Local Plan Policies G3 (General Design Policy), G8 (Detailed Design Guidance and Local Amenity) and CS19 (Raising the Quality of Place Shaping and Design) of the Core Strategy Development Plan Document and to the National Planning Policy Framework.

- 4.2. **97/06186/FUL:** Extensions and alterations to the Public House. This created a restaurant area to the southern elevation and the application which was permitted in August 1997 and implemented. The private garden area prohibited from public use to the front of the restaurant was protected by means of condition 6 which stated:

The development shall not be occupied until a fence of minimum height 0.75m is erected around the south and east elevations of the extension as indicated in the drawings hereby permitted. The fencing shall thereafter be retained.

Reason: To prevent public access into the adjoining domestic garden to take account of the application as amended in order to protect the amenities of occupiers of nearby properties.



4.3. The plan above shows the location of the restaurant and toilets approved. It also indicates the approved landscaping required by condition 5 including the laurel hedge along the boundary with number 2 The Coppice. The “private garden – no access for trade use” is also identified.

5. Relevant Development Plan Policies

5.1. The development plan policies of particular relevance to the consideration of this proposal are as follows:

Adopted Local Plan (ALP):

- G3 (General Design Policy).
- G8 (Detailed Design Guidance and Local Amenity).
- G10 (Landscaping).
- H19 (Residents’ Amenity Space and Gardens).
- T2 (On-Site Parking and Servicing).

Core Strategy Development Planning Document (CS):

- CS15 (Community Facilities and Built Sports Facilities).
- CS18 (Waste/ Natural Resources and Pollution).
- CS19 (Raising the Quality of Place-Shaping and Design).
- CS20 (Transport and Infrastructure).

Delivery and Site Allocations Plan (DSA):

- DM18 (Carbon Reduction and Water Efficiency).

Other Planning Documents:

- Buckinghamshire Countywide Parking Guidance (adopted Sept 2015).
- Community Facilities SPD (adopted Oct 2011).

Draft New Wycombe District Local Plan (June 2016):

- CP1 (Sustainable Development).
- DM 34 (Placemaking and Design Quality).

- 5.2. With the exception of the parking restraint element of Local Plan Policy T2, these policies are considered to be consistent with the National Planning Policy Framework and therefore should be awarded due weight.

6. Main Issues and Policy Considerations

Amenities of the residents of the proposed new dwelling

- 6.1. The proposed dwelling is located to the northern part of the site directly adjacent to the Public House. Effectively half of the previously proposed semi-detached property has been removed leaving the previously proposed plot as a grassed area, presumably be used as a further area for patrons to sit out.
- 6.2. The proposed layout provides private rear amenity space for the proposed dwelling. It is noted that the garden area will suffer some overshadowing and leaf litter from the existing trees along Squirrel Lane. On balance however a sufficient level of amenity is considered to be provided which is not compromised.
- 6.3. A concern of the Local Planning Authority with regard to the earlier proposal was that whether customers leave by the rear door, or the side door, of the pub they will pass between the flank wall of the pub and the flank wall of the proposed semi-detached properties. It was considered that at such close proximity there will inevitably be a degree of noise and disturbance as groups of patrons leave and bid each other goodnight often around the 11.00pm closing Sunday to Thursday, and midnight on Friday and Saturday.
- 6.4. Although the flank wall of the proposed dwelling is now 6m further away from the public house building, patrons will still leave in the same way and 6m is considered unlikely to reduce the potential noise resulting.
- 6.5. Due to the removal of a dwelling in the proposal now under consideration two of the car parking spaces designated for customer use (located at right angles to the entrance) are now within the area designated to remain as a public house. Whereas previously they intruded directly in front of the closest new dwelling.
- 6.6. Given its proximity and the compact nature of the revised car park layout there will inevitably be a degree of noise and disturbance from the opening and closing of car doors, starting of engines and manoeuvring as vehicles leave. During the hours of darkness vehicles headlights may also add to the disturbance.
- 6.7. A particular attraction of this pub is the large rear beer garden with its children's play equipment and its views out over Booker Common. At present given the size of the beer garden this allows the external benched tables to be generously spaced giving privacy to its customers. The size of the garden also allows large numbers of customers to enjoy its facilities on a warm day and into the evening.
- 6.8. As with the previously refused scheme the existing patrons would occupy a smaller beer garden (although now including the area occupied by the dwelling deleted from the earlier proposal) separated from the rear garden of the new dwelling by only a 1.8m close boarded fence. While it is appreciated that the weather is such that the rear beer garden is only used intensively during part of the summer, it does however have the potential to generate a level of noise and disturbance which could be a significant nuisance to its potential new neighbours.
- 6.9. Under the previous scheme Environmental Health Officers noted that the Asset of Community Value application for the site stated that the pub holds Summer BBQ's in the beer garden, holds summer party events, including live music and also holds a weekly karaoke/live music evening. Members noted that with the previous scheme the proposed new dwellings and their gardens were very close to the beer garden and pub building, separated only by a timber fence. It was therefore considered likely that the future residents would be exposed to a degree of noise disturbance.
- 6.10. This revised scheme is now for one dwelling and there is a greater separation

- distance between the flank wall of the dwelling and the public house. As before a 1.8m high acoustic fence is shown on the boundary.
- 6.11. A noise impact assessment has been submitted with the planning application. It is noted that the ambient noise levels were recorded only over one 24 hour period in September, which is not likely to be one of the busiest nights of the year for the premises. It is understood that the proposed source noise levels have been based on the likely noise created by 10 people conversing on the patio area. It is however not this type of noise event that was of particular concern to Members.
 - 6.12. The concern was related to the impact of less frequent events held in the beer garden. Benches are provided across the entire rear grassed area and so activity is not restricted to just the paved patio area. Events such as a BBQ, or just a packed beer garden on a warm day/evening, can have a detrimental impact on the ability of the neighbours to enjoy summer weather in their own garden. Similarly the noise from a live music event, or just the fact that occasionally revellers who have particularly enjoyed the range of alcohol on sale may be considerably louder than usual when leaving the establishment and this can result in an unneighbourly noise event.
 - 6.13. Without the need for a specific noise survey the type of noise events described are universally associated as a particular issue with residential development in close proximity to a public house use. Indeed the issues particularly associated with new residential properties in the vicinity of pre-existing businesses, especially over questions of noise and live music in particular, have recently resulted in the House of Commons giving its approval to the Planning (Agent of Change) Bill. If it progresses into statute this would specifically require property developers to take account of pre-existing businesses, such as this community use, before moving forward with a project.
 - 6.14. Although they may not be a daily occurrence, on the balance of probabilities, the potential noise and disturbance described is likely to occur with such frequency as to result in demonstrable harm to the residential amenities of the occupiers of the proposed new dwelling. Neither double glazing nor a 1.8m acoustic close boarded fence is considered likely to prevent these types of sporadic noise disturbance.

Amenities enjoyed by the residents of Number 2, The Coppice.

Car Park

- 6.15. This amended scheme under consideration remains the same as the earlier one with respect to the layout of development adjacent to the boundary with number 2.
- 6.16. At present the northern boundary of number 2 The Coppice adjoins a private area laid to lawn which traditionally is not used by the public. It is currently screened by a laurel hedge which was required by planning condition when the restaurant extension was permitted and implemented.
- 6.17. The beer garden is currently located across the entire rear area of the public house. This front lawn therefore has provided a buffer between the residential property and the activity taking place in the car park and beer garden. This was also protected by planning condition when the restaurant extension was permitted.
- 6.18. The recently refused scheme proposed 13 dedicated public house spaces on a reconfigured car park. At present vehicles park on the tarmac surfaced car park located at the northern end of the site. The bays are unmarked but it provides sufficient space for vehicles to park and turn. Under the refused scheme however the car park was relocated and vehicles would park directly adjacent to the boundary with number 2, and the hedge would be removed.
- 6.19. The revised car park layout is very tight and it was considered that the shunting back and forward of vehicles would increase the level of noise and disturbance late at night when customers vacate the pub at closing time. In any event simply by moving the

car parking from the opposite end of the site directly adjacent to number 2, into an area previously free from “trade” activity, would increase the noise and disturbance experienced by the occupants of that property to the detriment of the amenities they currently enjoy.

- 6.20. Under the scheme currently being considered the number of car parking spaces proposed has been reduced, but the concerns previously expressed regarding the relocation of the car park and the impact on the residential amenities of the occupants of number 2 remain.

Beer Garden

- 6.21. At present the beer garden lies beyond the bottom of their rear garden. With the consolidation of the pub activities onto the smaller remaining site a new beer terrace was proposed between the flank wall of the pub and the boundary fence, directly adjacent to their rear garden.
- 6.22. This remains unchanged in the current proposal and for similar reasons already described above (with regard to the impact of the beer garden on the proposed rear garden of the new proposed property), customer’s located outside in such close proximity to number 2 is considered likely to result in a potential further increase in noise and disturbance not previously experienced.

Impact upon the character and appearance of the street scene and surrounding area.

Dwelling Design:

- 6.23. The detached three bedroomed dwelling proposed is in line with the adjacent Public House to the south. The height of the proposed dwelling is some 6.7m to ridge, but to the top of the chimney the height is approximately 8.7m.
- 6.24. The removal of the flat “crown” roof previously proposed is welcomed and overall the scale and design of the dwelling is considered to be in keeping with the adjacent Public House and the street scene generally.

Street Scene:

- 6.25. When considering the wider site, The Squirrel Public House and spacious grounds clearly predates the residential development which has grown up around it. As a result it possesses a very unique character, very different to that of the surrounding residential development.
- 6.26. At the southern end of the site the proposal involves the loss of the laurel hedging along the boundary adjacent to number 2 The Coppice, and that along the private garden area fronting The Coppice.
- 6.27. Squirrel Lane lies to the immediate north of the site boundary and is quaint in its character comprising of a single width carriageway, with a high bank of trees and vegetation prominent on the southern boundary of the lane adjoining the application site. This is at odds with the linear road pattern fronted by suburban housing which surrounds it.
- 6.28. Although in vehicular use the lane presents a narrow carriageway with no footpath on either side, or frontage development, both of which are very different to its immediate surroundings. The considerably tree cover along the boundary overhanging this lane further adds to a more rural than urban character.
- 6.29. Whereas it was previously proposed to remove this tree bank to create a pedestrian footpath along Squirrel Lane, this is not now proposed in the scheme now submitted for consideration. The boundary trees/hedging along Squirrel Lane are shown to be retained and could be protected by means of a condition should planning permission

be forthcoming.

- 6.30. When viewing the property from the junction of Fernie Fields and The Coppice looking west, the site falls away down towards Glenister Road. As a result extensive views exist out across the adjacent Booker Woods.
- 6.31. Under the previous application it was considered that the openness of the appeal site free from built form, the tree cover along the boundary and the extensive distant woodland views all play an important part in defining the character of this part of the street scene. This creates a unique semi-rural character which is very different to its very suburban wider surroundings.
- 6.32. The refused scheme introduced into the open vista a pair of semi-detached houses with a 10.8m wide frontage to the road and a building height of approximately 12.2m. It was considered that the positioning of these dwellings together with their size and bulk significantly changed the open appearance of the site and resulted in a loss of an open area which is an important visual feature in the street scene, and in particular allows views through to Booker Woods behind. The proposed single dwelling is now only some 7.8m wide and 6.7m high to ridge and so has less impact on the views through to Booker Woods.
- 6.33. A large garden area adjacent to number 2 The Coppice was also lost to the increase in hardstanding and parked vehicles to accommodate the displaced car parking area. This is still proposed and would further erode the character of the immediate street scene.
- 6.34. On balance therefore, viewed from The Coppice and Squirrel Lane the proposed development would increase the built-up appearance of the site to the detriment of the pleasant semi-rural character of its immediate locality. This coupled with the loss of the southern boundary hedge and increase in hardstanding to accommodate replacement parking for the public house will result in a dominant and overbearing feature. The proposal is therefore considered to detract from the distinctive local qualities of the area and thus fail to achieve a high standard of design.

Community Facilities

- 6.35. The provision and retention of community facilities is integral to sustaining viable communities. It is therefore important to safeguard community facilities given that land is scarce for such uses. Therefore the principle of the loss of community land is not supported unless it can be demonstrated that there is no need for the facility in its current use or in another community facility use.
- 6.36 It is very important that existing community facilities are retained, or where a particular community facility is no longer required that the land is available for the provision of a different community facility for which there is need. Thus necessary new facilities can be provided in areas of deficiency, ensuring the right locations for the specific need.
- 6.37 Community facilities are defined as a use which forms part of the Use Class D1 (non-residential institutions) and also includes public houses. A public house (the building and its curtilage) is identified as a community facility and so a fundamental issue which needs to be addressed is therefore the loss of a significant part of a site currently in a community facility use.
- 6.38 Policy CS15 of the Adopted Core Strategy and the Community Facilities SPD are therefore relevant. Part 2 of Policy CS15 states that unless it can be demonstrated that there is no community need for the facility the Council will resist the development of such land for other purposes.
- 6.39 The Council updated its Community Facilities Strategy in 2014. At that time no community facilities deficiency was identified for the Booker and Cressex ward, and no more recent assessment of community needs has been undertaken by either the

Council or the applicant. Land is scarce for community uses and the Council is concerned that such a significant reduction in the overall size of the current community site could prejudice the long term viability of either a public house or some further community use for which there is need within the ward.

- 6.40 The public house is currently a valuable local community facility, especially as the only other two public houses within the ward have closed in recent times (Turnpike & Live & Let Live). The concern being expressed is that the future public house will have to operate within a smaller physical area, resulting in an intensification in the use of the outdoor areas and therefore potential noise complaints previously discussed.
- 6.41 In the previous application the proposal would also reduce the quality of this community facility, for instance diners would overlook the extended front car park rather than the existing enclosed garden. The reduction in physical area also limits opportunities for future expansion and change to ensure its ongoing viability, such as increasing the size of the restaurant, or making the car park larger.
- 6.42 In this regard it has been noted that many other such public houses are changing their business model to become “destination dining”, or looking to capture an events market, or even introduce bed and breakfast. In short traditional public houses are having to diversify to survive and reducing the size of the site would clearly hamper the future options available.
- 6.43 It is noted that in the current application the number of car parking spaces has been reduced to allow the provision of a 5.3m deep grassed area to improve the outlook from the restaurant in response to one of the concerns raised.
- 6.44 The policy also protects community land such as this so that it will be available for other community uses should the need arise. Again the larger the site the easier it would be to accommodate a different community use: e.g. public hall, place of worship, day nursery/crèche, or doctor’s surgery, etc.
- 6.45 This amended scheme does result in the loss of less of the protected community facility to residential use, but this is not considered to overcome the concerns as set out in the previous reason for refusal.
- 6.46 It is noted that a Viability Report has been submitted with the scheme, and it does state that trade has increased since 2016. It concludes that the loss of land to a dwelling and loss of parking will not impact on trade. However, it has not been demonstrated that this land is no longer required for community use and the principle concerns relating to the loss of land therefore still remain.
- 6.47 On balance the proposed loss of land allocated as a community facility, in this instance the loss and residential redevelopment of an area of pub garden and parking area, would be likely to prejudice the long term viability of the public house which is currently a valuable local community facility. Symptomatic of this is the community facility having to operate within a smaller physical area, resulting in an intensification in the use of the outdoor areas and therefore potential noise complaints, and restricting opportunities for future expansion and change to ensure its ongoing viability. It has not therefore been demonstrated that the development would not prejudice the long term viability of this community facility.

Transport matters and parking.

Proposed New House

- 6.48 The site is located within Zone A in the Buckinghamshire County Parking Guidance. Accordingly a 5 habitable room dwelling (3 bedrooms plus a through living/ dining room counted as a further 2) would require the provision of two spaces. The proposal has provided two spaces per dwelling.

Public House

- 6.49 For the public house, submitted plan 16.2204.120 P2 indicates a proposed new parking layout of 10 spaces on a reconfigured car park. The earlier refused scheme had provided 12 dedicated public house spaces.
- 6.50 In response to the concerns raised regarding that scheme, in the current proposal three spaces directly in front of the restaurant have been removed to improve the outlook of diners. Effectively two spaces have been deleted and one space has been re-provided next to the entrance. To achieve this the proposed pedestrian access has moved over into the area previously occupied by the proposed semi-detached house deleted from the submitted scheme.
- 6.51 The Bucks County Parking Standards makes clear that as far as car parking spaces are concerned the aim is to reflect the right amount of parking, both in numbers and configuration, to meet demand. The guidance provides general standards as a starting point to assessing the needs of a particular development.
- 6.52 In this instance the starting requirement for a public house serving bar food in Zone 1 (more accessible) is one space per 25sqm. The approved 1997 planning application gives the floor area of the pub use as being 162m² which provides a starting point for the assessment of 7 spaces.
- 6.53 To ascertain what would be the right amount of parking a survey has been undertaken.

Date	Time	Vehicles parked in car park
Wed 7 Feb 2018	17:45	10
Fri 9 Feb 2018	19:15	5
Mon 12 Feb 2018	18:05	13
Thurs 15 Feb 2018	18:55	14
Fri 16 Feb 2018	18:10	16 (and 3 on pavement outside).
Mon 19 Feb 2018	17:40	7
Wed 21 Feb 2018	18:45	10

- 6.54 This shows that in the early evening the demand ranges from 5 to 16. The Design & Access Statement states that the existing car park provides 18 un-demarcated car spaces. On the 16th February the 16 parked vehicles reached the capacity of the car park and as a result a further 3 vehicles were parked on the road immediately adjacent (The Coppice).
- 6.55 The Coppice is a narrow cul-de-sac and a resident has previously observed that parked cars make it difficult for residents to drive into and out of their driveways. From the survey it would appear that with general day-to-day trading the 7 off-street car parking spaces proposed is too low for the demand. If the demand for 19 spaces reoccurs regularly then this will displace 12 cars onto the surrounding roads, and most probably into the cul-de-sac part of The Coppice to the detriment of the amenity of its residents.
- 6.66 The proposal involves the loss of the most useable northern proportion of the public house car park, and as set out, concerns have been noted regarding the re-provided car park associated with the public house in terms of both its size and configuration.
- 6.67 On balance it is considered that the development would fail to provide adequate on-site parking facilities to cope with predicted demand. This would be likely to give rise to displaced car parking on the adjoining residential streets. This would increase the on-street parking stress which would lead to a loss of residential amenity and inconvenience for local residents and their visitors.

Park spaces configuration

- 6.68 Evidence shows that the size of vehicles has increased over time. The Ford Anglia which was introduced in 1959 was just 1.42m wide, whereas a modern Ford Fiesta is

1.72m wide and the Vauxhall Corsa is now 16% larger than it was 15 years ago. To reflect the average size of a modern family saloon car the adopted Buckinghamshire County Parking Guidance requires that each space (residential and non-residential) should be a minimum of 5m x 2.8m.

- 6.69 In addition to these minimum bay sizes, where spaces are constrained by a wall on one side, which would consequently prevent a door from opening, the space width will need to be larger. Increasing the length of the bay will also be needed for a parallel parking bay and these should be 6m x 3m.
- 6.70 The proposed car parking layout has been designed to meet these size requirements, but as a result of the tight layout it is likely to take some shunting and manoeuvring to get into and out of the space immediately adjoining the boundary with number 2 and the closest two parallel spaces next to the front boundary wall. This would make them less attractive to patrons and could result in displaced on-street car parking.

Blue Badge parking

- 6.71 The Access Officer has commented that the proposed car park layout does not appear to have any dedicated disabled parking bays and recommends one is included. As many people with reduced mobility are dependent on cars for getting around the Buckinghamshire parking standards requires the provision of Blue Badge parking bays.
- 6.72 The guidance explains that the positioning of blue badge parking is critical and should be located close to the entrance on firm level ground in well-lit areas. The dimensions on these bays should be 5.1m x 3.8m, or for parallel bays 6.6 x 3.8m. This could be provided by combining two of the proposed spaces, but this would further reduce the available parking, or by reinstating the spaces in front of the restaurant removed in this proposal. Both options have obvious negative consequences.
- 6.73 The existing car park is deepest at its northern end and this provides more capacity. Due to the site levels the area of land available for car parking adjacent to The Coppice is limited. The proposed new dwelling is sited such that it occupies a considerable area of the current car park and it is simply not possible to re-provide this capacity on the remainder of the site, notwithstanding the additional consequences to amenity highlighted elsewhere in the report.

Highway Safety

- 6.74 During the consideration of the previous application concerns were raised regarding the proposed access and substandard visibility, particularly when exiting onto Squirrel Lane. This was overcome and it is this amended proposal that is before the Authority for consideration.
- 6.75 Two access points are proposed onto The Coppice. One for residential use and one for the public house. Two accesses currently exist on site. The proposed private residential access, whilst being located closer to the existing bend, has sufficient visibility and should the application be approved the Highway Authority have recommended a planning condition to ensure this is maintained.
- 6.76 A Transport Statement has been prepared to consider vehicle movements from the existing use. This Statement concludes that the additional trips generated by the development are minimal with an additional trip being generated every hour. This will make a negligible impact on the existing network.
- 6.77 In terms of highway safety the Highway Authority, Bucks County Council, have raised no objection to the proposal subject to suggested planning conditions.

7. Infrastructure and Developer Contributions

- 7.1. The Council has adopted a Community Infrastructure Levy (CIL) which applies to new dwellings. This scheme would therefore be liable for CIL. No other infrastructure

requirements have been identified that would not be addressed through CIL.

8. Carbon Reduction and Water Efficiency

- 8.1. Core Strategy Policy CS18 requires development to minimise waste, encourage recycling, conserve natural resources and contribute towards the goal of reaching zero-carbon developments as soon as possible, by incorporating appropriate on-site renewable energy features and minimising energy consumption.
- 8.2. 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 normally been considered 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, the carbon emission element was superseded in October 2016 by ministerial policy to transfer the issue to Building Regulations.
- 8.3. Policy DM18 however still requires that a water efficiency standard of 110 litres/person/day is expected to be achieved. A planning condition could appropriately be imposed to secure this should planning permission be forthcoming.

9. Other Matters.

- 9.1. Although not part of the application under consideration the applicant has indicated that a contributory purpose of the new residential development is to provide the financial capital required for the refurbishment of the existing pub.
- 9.2. It should be noted that this development has not been promoted as enabling development as such and there is no mechanism to require any of the capital realised to be spent on the refurbishment of the pub. If such capital is required it is considered that the very positive viability appraisal suggests that this could be achieved through the normal mechanism of a commercial loan.

10. Weighing and balancing of issues – overall assessment.

- 10.1. 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.
- 10.2. 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), and,
 - c) Any other material considerations.
- 10.3. It is acknowledged that compared to the proposal currently at appeal this scheme has been significantly amended. However as set out above it is considered that the proposed development would not accord with the development plan policies in relation to the impact on amenity for existing and future occupiers, loss of land associated with a community facility, fail to provide adequate off-street car parking and it would have a detrimental impact on the character of the area.
- 10.4. Having regard to the NPPF, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF as a whole.
- 10.5. It is considered that the adverse impacts of the proposal significantly and demonstrably outweigh the benefits and that the proposal is contrary to relevant

policies in the development plan. In light of this the application is recommended for refusal.

Recommendation: Application Refused

1. In the opinion of the Local Planning Authority the proximity of the new dwelling and garden to the public house results in a poor relationship to potential sources of noise nuisance; from within the public house itself, due to the comings and goings and from the use of the external pub garden area. Furthermore the proximity of the additional parking spaces and resulting concentration in the use of the pub garden and patio areas adjacent to number 2 The Coppice will result in a concentration of activity closer to this existing residential property, resulting in an unneighbourly and poor relationship to potential sources of noise and nuisance. This leaves the Local Planning Authority unconvinced that the development as proposed is capable of delivering an acceptable level of amenity for existing and future residents.

As such the development is contrary to policies G8 (Detailed design guidance and local amenity), H19 (Residents amenity space and gardens) of the Adopted Wycombe District Local Plan to 2011 (As Saved, Extended and Partly Replaced); and policies CS19 (Raising the quality of place shaping and design) of the Adopted Core Strategy Development Planning Document.

2. In the opinion of the Local Planning Authority the proposed loss of land allocated as a community facility, in this instance the loss and residential redevelopment of an area of pub garden and parking area, would be likely to prejudice the long term viability of the public house which is currently a valuable local community facility.

Symptomatic of this is the community facility having to operate within a smaller physical area, resulting in an intensification in the use of the outdoor areas and therefore potential noise complaints, and restricting opportunities for future expansion and change to ensure its ongoing viability. The development could therefore prejudice the long term viability of the community facility. The development is therefore considered to be contrary to Policy CS15 (Community Facilities and Built Sports Facilities) of the Wycombe Development Framework Core Strategy (Adopted July 2008) and the Community Facilities Supplementary Planning Document (October 2011).

3. Viewed from The Coppice and Squirrel Lane the proposed development would increase the built-up appearance of the site to the detriment of the pleasant semi-rural character of its immediate locality. This coupled with the loss of the southern boundary hedge and increase in hardstanding to accommodate replacement parking for the public house will result in a dominant and overbearing feature. The proposal detracts from the distinctive local qualities of the area and thus fail to achieve a high standard of design.

The proposal is therefore contrary to Adopted Local Plan Policies G3 (General Design Policy), G8 (Detailed Design Guidance and Local Amenity) and CS19 (Raising the Quality of Place Shaping and Design) of the Core Strategy Development Plan Document and to the National Planning Policy Framework.

4. On balance it is considered that the development would fail to provide adequate on-site parking facilities to cope with predicted demand. This would be likely to give rise to displaced car parking on the adjoining residential streets. This would result in on-street parking stress which would lead to a loss of residential amenity and inconvenience for local residents and their visitors.

As such the development was contrary to Policies G8 (Detailed Design Guidance and Local Amenity) and T2 (On-Site Parking and Servicing) of the Adopted Wycombe District Local Plan to 2011 (as saved, extended and partially replaced); and Policies CS19 (Raising the Quality of Place-Shaping and Design), CS5 (Marlow), CS20 (Transport and Infrastructure) of the Adopted Core Strategy Development Planning Document and the Buckinghamshire Countywide Parking Guidance (adopted Sept 2015).

17/08452/FUL

Summary of Consultation and Notification Responses

Ward Councillor Preliminary Comments

None received

Parish/Town Council Comments/Internal and External Consultees

No Parish or Town Council, site falls within the High Wycombe Town (Booker and Cressex Ward)

Arboriculture Spatial Planning:

Comment: Arb Comments - No objection in principle and if minded to approve please condition in accordance with an Arboriculture Method statement.

County Highway Authority:

Comment: It would appear that the current proposals are similar in highway terms to those contained within application 16/08400/FUL. No objection subject to conditions;

Condition 1: (H04)	The development shall not begin until details of the disposal of surface water from the hardstanding car parking areas hereby permitted have been approved in writing by the Local Planning Authority and no dwelling shall be occupied until the works for the disposal of surface water have been constructed in accordance with the approved details.
Reason:	To minimise danger and inconvenience to highway users.
Condition 2: (H19V)	No other part of the residential development hereby permitted shall be occupied until the new means of access has been sited and laid out in accordance with the approved drawing and constructed in accordance with Buckinghamshire County Council's guide note "Private Vehicular Access Within Highway Limits" 2013.
Reason:	In order to minimise danger, obstruction and inconvenience to users of the highway and of the development.
Condition 3: (H34V)	Notwithstanding the provisions of Part 2 of the Second Schedule to the Town and Country Planning General Permitted Development Order 1995 (or any Order revoking or re-enacting that Order) no gates shall be erected on the access points for the dwelling hereby permitted or the existing Public House car park.
Reason:	To enable vehicles to draw off clear of the highway for the safety and convenience of the highway users.
Condition 4: (H39V)	No other part of the development shall begin until visibility splays have been provided on both sides of the respective access points for the residential plots hereby permitted 2.4 metres along the centre line of the access measured from the edge of the carriageway and a point 25 metres along the edge of the carriageway measured from the intersection of the centre line of the access. The areas contained within the splays shall be kept free of any obstruction exceeding 0.6 metres in height above the nearside channel level of the carriageway.
Reason:	To provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access.
Condition 5:	The scheme for parking and manoeuvring indicated on drawing no. 16.2204.120 Rev P2 shall be laid out prior to the initial occupation of the residential 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.

Control of Pollution Environmental Health:
Comment: No objection

Access Officer:

Comment: The proposed car park layout does not appear to have any dedicated disabled parking bays and I recommend one is included.

Representations

Ten letters of objection received. In summary the issues raised are:

- Objection to cars in proximity to boundary and loss of hedge.
- There will be no difference to the noise effects.
- Unneighbourly and poor relationship with 2 The Coppice.
- The impact on the character of the area will remain despite a reduced size.
- The viability report confirms that the proposed application will limit the ability of the pub to attract new customers and therefore damage its future viability.
- The amended application has not addressed any of the concerns.
- The Squirrel needs every inch of car park available.
- This application reduces the car park spaces. Since the submission of the previous application the pub has increased trade and sometimes the parking spreads into the roads.
- Noise nuisance from beer garden.
- The objections raised on the previous application still stand.

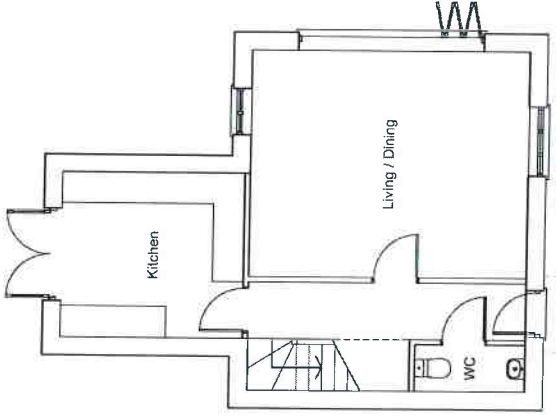
17/08452/FUL
Scale 1/1250



NOTES

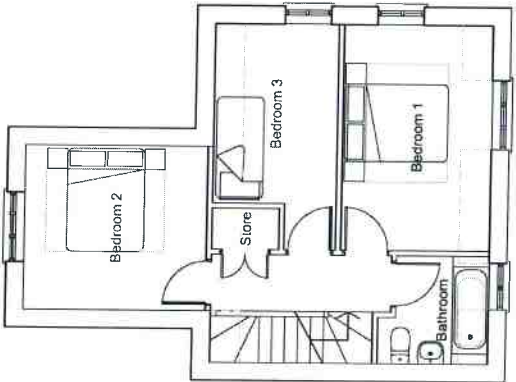
GENERAL NOTES:

1. THE DRAWING IS THE PROPERTY OF PLANNING CONSULTANTS AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PLANNING CONSULTANTS.

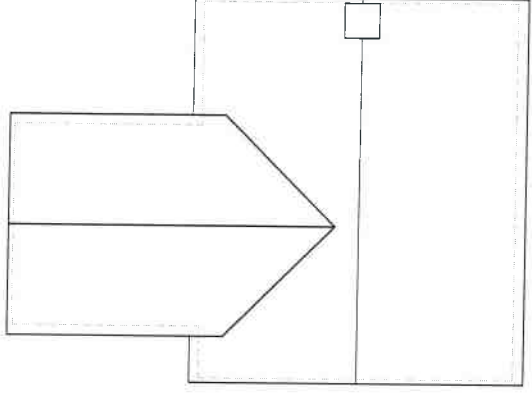


Proposed Ground Floor Plan

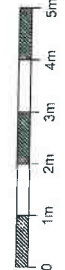
3 Bed (5p) @ 94m²



Proposed First Floor Plan



1:100 scale



P1	11/21/17	PLANNING CONSULTANTS	JB
Author:	DR	Checked:	DR
Date:	11/21/17	Scale:	1:100



1, Liberty Grove, Park Road, High Wycombe, Bucks, HP12 4JZ
 Tel: (02948) 755 233
 E: sales@plcweb.co.uk
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The Squirrel
 High Wycombe
 HP12 4JZ

House 1 Plus

Drawn:	JC3	Date:	Dec 17	Checked:	DR	Scale:	1:100
Project:	162204-124	Sheet:	1	Total:	1	Area:	1,100 sq. ft.
NOT TO BE SCALE OR USED FOR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF PLANNING CONSULTANTS							

Agenda Item 9.

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 4 April 2018 in Committee Room 1.

1.2 At present no requests have been received to present development proposals, but Members will be updated should a request be received prior to the meeting.

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: None.

Agenda Item 10.

For Information: Delegated Action Authorised by Planning Enforcement Team

Between 30/01/2018-19/02/2018

REFVAL	ADDRESS	Breach	AUTHD	TNOT
16/00490/OP	De La Rue Coates Lane High Wycombe Buckinghamshire HP13 5EZ	Development constructed not in accordance with planning permission ref: 11/05353/FUL	15-Feb-18	Not in the Public Interest
17/00516/CU	27 Mill End Road High Wycombe Buckinghamshire HP12 4AX	Without planning permission a material change of use of detached outbuilding to form self- contained residential unit	15-Feb-18	Enforcement Notice
17/00173/CU	58 Baronsmead Road High Wycombe Buckinghamshire HP12 3PG	Without planning permission a material change of use of basement to form self-contained residential unit	15-Feb-18	Enforcement Notice