

Agenda Item 9.

Contact: Valerie Bailey DDI No. 01494 421548
App No : 17/08264/FUL App Type: Full Application
Application for : Householder application for the removal of existing gates and replace with wood gates (retrospective)
At Icknield House, Askett Village Lane, Askett, Buckinghamshire, HP27 9LT
Date Received : 05/01/18 Applicant : Mr Mark White
02/03/18
Target date for Decision



1. Summary

- 1.1. Full planning permission is sought for the removal of the existing gates and replace with wooden gates (retrospective).
- 1.2. The application is recommended for refusal. This is due to the solid appearance of the gates together with their height in close proximity to the road. As a result the gates are considered to adversely impact on the immediate street scene and the Chilterns Area of Outstanding Natural Beauty in general. Thus they fail to comply with Local plan policies for the area and fail to comply with advice given in the Chilterns Building Design Guide

2. The Application

- 2.1. The new solid wooden gates are shown to be 1.9m high x 1.8m wide. In information supplied from the applicant they replaced wrought iron gates that were approximately 1.3m/1.45m high.
- 2.2. The applicant supplied photographs and addresses of other properties in Askett that have wooden gates of similar design, wooden gates that have some form of opening along their top edge, wooden picket gates or indeed wrought iron gates. The site histories of these back to 1998 have been researched and a copy of this is attached as Appendix A. It should be noted that from this the only property to have received planning permission for gates is Wyvern House on Aylesbury Road. Three of these sites Willow Cottage on Crowbrook Road with Coronation Cottage and Hook Cottage on Askett Village Lane both show the siting of gates on block plans for other on-site development but no details of their height etc.
- 2.3. From 16 October 2017 the emerging policies of the Wycombe District Local Plan (Regulation 19) Publication Version is also material. The weight to be given to individual policies will be assessed in accordance with paragraph 216 of the NPPF.

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
- 3.2 In this instance the applicant/agent was updated of any issues after the initial site visit. The applicant was informed/ advised how the proposal did not accord with the

development plan, that no material considerations are apparent to outweigh these matters and provided the opportunity to amend the application or provide further justification in support of it. Several photographs were received of other properties in the village with high gates, wooden to otherwise, but these still did not overcome the fundamental objection.

- The application was referred to the Local Councillors prior to determination.
- The application was referred to and considered at planning committee

4. Relevant Planning History

- 4.1. WR/1404/64 – Extension to house. Permitted and built
- 4.2. WR/1111/72 – Demolition of garage and erection of double garage. Permitted
- 4.3. 12/06610/FUL - Householder application for demolition of existing outbuildings, construction of first floor side extension, new detached garage and associated external alterations. Permitted, extension built.

5. Issues and Policy considerations

Principle and Location of Development

Adopted Local Plan (ALP): GB2 (Development in the Green Belt), L1 (The Chilterns Area of Outstanding Natural Beauty), G3 (General Design Policy, G8 (Detailed Design Guidance and Local Amenity).

CSDPD: CS1 (Overarching principles - sustainable development), CS2 (Main principles for location of development), CS9 (Green Belt), CS17 (Environmental Assets), CS19 (Raising the Quality of Place-Shaping and Design).

DSA: DM1 (Presumption in favour of sustainable development)

Wycombe District Local Plan Regulation 19 Version October 2017: CP1 (Sustainable Development), CP3 (Settlement Hierarchy), CP4 (Delivering Homes), DM33 (Managing Carbon Emissions, Transport and Energy Generation), DM30 (Chilterns Area of Outstanding Natural Beauty), DM35 (Placemaking and Design Quality), DM42 (Managing Development in the Green Belt), DM43 (The Replacement or Extension of Dwellings in the Green Belt) (Including Outbuildings))

- 5.1. The site is in the Green Belt and the Chilterns Area of Outstanding Natural Beauty with its western side boundary forming the boundary line of Askett Conservation Area.
- 5.2. Where the height of any gate, fence, wall or means of enclosure erected or constructed adjacent to a highway used by vehicular traffic would, after the carrying out of the development, exceed 1 metre above ground level then planning permission is required. As such the development is then subject to policies contained in the Local Plans that cover that area in which they are erected.
- 5.3. Given para 5.2.above, whilst gates may be acceptable in principle it is the solid design of the gates together with their overall height that are the issue.

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

Adopted Local Plan (ALP): GB2 (Development in the Green Belt), L1 (The Chilterns Area of Outstanding Natural Beauty) G3 (General Design Policy, G8 (Detailed Design Guidance and Local Amenity), H17 (Extensions and Other Development within Residential Curtilages)

Core Strategy Development Planning Document (CSDPD): CS9 (Green Belt), CS17 (Environmental Assets), CS19 (Raising the Quality of Place-Shaping and Design),

Wycombe District Local Plan Regulation 19 Version October 2017: DM30 (The Chilterns Area of Outstanding Natural Beauty), DM35 (Placemaking and Design Quality), DM42 (Managing Development in the Green Belt) and DM43 (The Replacement or Extension of Dwellings in the Green Belt (including outbuildings))

- 5.4. The character of Askett Village Lane from the roundabout to its junction with Letter Box Lane is one of a leafy green road with hedging along both sides. Residential properties are sited to the rear of the hedging on the north side of this road with only one property with its garden on the south side, Coronation Cottage. This dwelling has wooden gates but these would appear to be more than 5m from the highway. The position of a gate was shown on the site layout drawing when planning permission was given for the replacement dwelling in 2001 but there are no details of this gate. The dwelling closest to the roundabout on the other side of Askett Village Lane, Appletrees, has wooden gates but no history can be found for these. The general character of the area is of a rural village which reflects its setting within the Chilterns AONB.
- 5.5. The applicant has provided photographs of a variety of gates to properties within Askett. It is acknowledged that there are other properties in the village, many of which are in the Conservation Area, that have wooden gates, but no planning history can be found for these. Should these have been in situ more than 4 years, which is believed to be the case, then they are immune from enforcement action. However, should they be replaced, as with this current proposal, then they would have to apply for planning permission. Wyvern House Aylesbury Road is the sole property where planning permission can be found for gates. In this particular case they are wrought iron gates with an open design and the property is on the busy main road (A4010) and therefore considered not to be comparable to this proposal.
- 5.6. Having considered the photographs submitted by the application, many of these show different types of gates to those subject of this application. Several have an "open" design, allowing views through the gates, others are solid at the bottom but are open at the top, again allowing views through the gates. Therefore the examples provided by the applicant are not considered to set a precedent for allowing this application since the gates are either of a different, more visually permeable design and / or have been erected without the benefit of planning permission.
- 5.7. Hook Cottage, is the next property to the east along the lane on this side of the road. However, this is some 90m away and separated from the application property by mature high hedging with a field behind. Nevertheless, it should be noted that the wooden gates to this dwelling are partially open at the top and not completely solid as with this application.
- 5.8. Advice about boundary treatment can be found on pages 41 and 42 of the Chilterns Building Design Guide (2010) which is adopted as a supplementary planning document. Paragraph 3.93 states that "Entrance, and any other, gates, should be simple and visually permeable, either matching the boundary fencing or typical farm gates in the area, and timber should be used as it is more attractive than tubular steel. Ornate, high and solid gates and entrances incorporating security systems are out of place in the countryside." At paragraph 3.89 the checklist states that "Entrance gates should be simple and visibly permeable".
- 5.9. In this instance the 1.9 metre high wooden gates create a solid feature which is not visually permeable and are of an urban appearance which is not sympathetic to the rural character of the surrounding area. In this instance the gates clearly do not comply with the design guidance in the CBDG, which is a material consideration, and would have an adverse impact on the special rural character, appearance and enjoyment of the AONB.
- 5.10. The site is outside but adjacent to the conservation area. The Council's Conservation Officer considers the gate design to be urban in this rural location but advises that it would not harm the setting of the conservation area. Given that the development does not result in significant harm to the designated heritage asset, the conservation area, a refusal on conservation grounds could not be justified.

Impact 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. Taking into account the comments from the County Highway Authority whereby they raised no objection the gates are therefore considered to be acceptable in highway safety terms.

Recommendation: Application Refused

1 In the opinion of the Local Planning Authority the gates, the subject of this retrospective planning application, by virtue of their solid appearance combined with their overall height and siting are out of keeping with the rural character and appearance of the surrounding area and the Chilterns AONB. They fail to comply with Policies L1 (The Chilterns Area of Outstanding Natural Beauty) and G3 (General Design Policy of the Adopted Wycombe District Local Plan to 2011 (as saved, extended and partially replaced); Policies CS17 (Environmental Assets) and CS19 (Raising the Quality of Place-Shaping and Design) of the Core Strategy DPD (Adopted July 2008); and Policies DM30 (The Chilterns Area of Outstanding Natural Beauty) and DM35 (Placemaking and Design Quality)(of the Wycombe District Local Plan Regulation 19 Publication Version October 2017.

INFORMATIVE

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 applicant was informed/ advised how the proposal did not accord with the development plan, that no material considerations are apparent to outweigh these matters and provided the opportunity to amend the application or provide further justification in support of it. Several photographs were received of other properties in the village with high gates, wooden to otherwise, but these still did not overcome the fundamental objection.

17/08264/FUL



Consultations and Notification Responses

Ward Councillor Preliminary Comments

Councillor David Ian Knights: If recommended for refusal wishes it to be brought before DCC

Parish/Town Council Comments/Internal and External Consultees

Princes Risborough Town Council

Comment: The Princes Risborough Town Council has no comment.

Conservation Officer Spatial Planning

Comment: The solid wooden gates are rather urban in this rural location. While a 5 bar gate would be more appropriate, on balance, their impact on the setting of the conservation area is not sufficient to amount to an objection.

County Highway Authority

Comment: The application proposes the replacement of existing gates with new wooden gates. Whilst the Highway Authority would object to gates within five metres of the highway carriageway, I note that presence of gates is an existing situation. I therefore do not consider the replacement of the gates to constitute a severe highway impact.

Whilst the placement of the gates is slightly different to the previous arrangement, it would appear from an assessment of our own records that the proposed gates are still within the site curtilage.

Representations

One letter objection on the grounds of:-

- Nearer the road than previous gates resulting in issues with highway safety
- Out of keeping with the street scene

One letter of support.

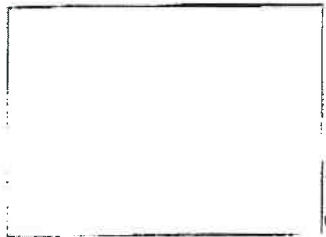
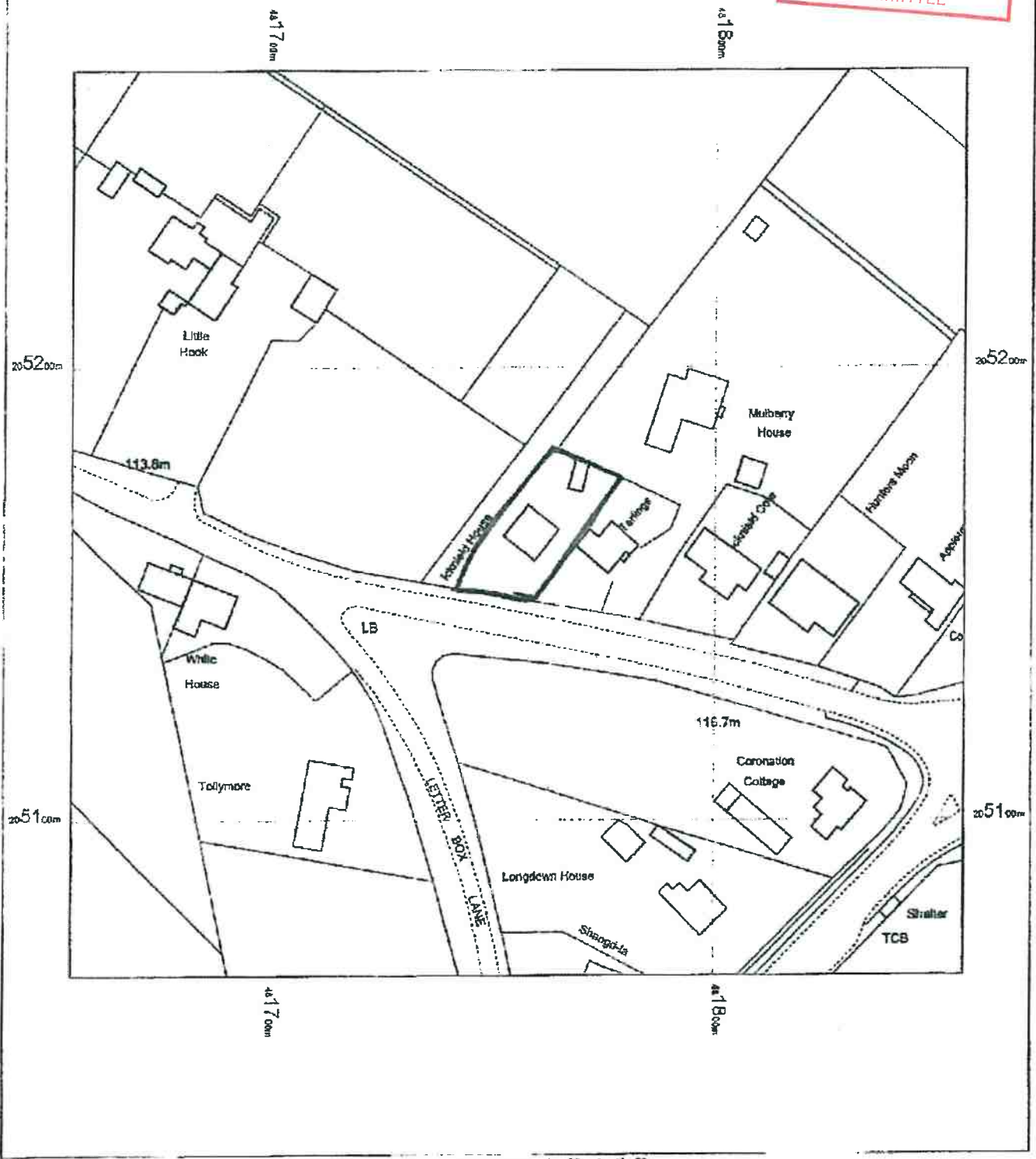
17/08264/FUL

Scale 1/1250

PLANNING APPLICATIONS
25 APR 2018
COMMITTEE



PLANNING APPLICATIONS
 25 APR 2018
 COMMITTEE



— LOCATION OF GATES

WDCI



1:1250 scale print at A4, Centre: 481757 E, 205166 N

©Crown Copyright, Licence no 100019980



HEIGHT OF GATE
ON POST
← 1-6 meters →



←
WIDTH OF GATE
1-8 meters
→

HEIGHT OF GATE
← 1-9 meters →

←
WIDTH OF GATE
1-8 meters
→

Willowdale Cottage – nothing recent on GIS

Griff Cottage – nothing recent on GIS

Bumbles – nothing recent on GIS

Willow Cottage

03/06757/FUL - Construction of part single/part two storey side extension. RAD

04/06082/FUL - Construction of part single/part two storey side extension & associated alterations to existing garage

12/05120/FUL -Householder application for construction of new conservatory on south east elevation; new basement and alteration to doors, windows and new chimney. (shows position of gates on block layout plan 436/A/002A)

Bell House Barn

03/06530/FUL - Restoration of existing barn, demolition of existing extensions. Construction of new glazed link & two storey extension

09/06431/FUL - Householder application for the construction of a double garage in the rear garden with store (gates annotated on drawing 2014/09/25R1)

The Bell House

00/06323/FUL - Removal of single storey building and erection of 3 bay garage with studio above

02/05279/FUL - Erection of stable block to replace existing stables

03/06008/FUL - Construction of single storey side extension

10/06095/FUL - Householder application for erection of single storey infill extension to rear

13/06309/REN - Proposed extension of time limit to permission granted under ref: 10/06095/FUL for erection of single storey infill extension to rear

14/07641/CLE - 1. Certificate of lawfulness for External alterations to the stable block (shown edged blue on attached plan), including the insertion of windows, a glazed door in the front elevation, and the blocking up of passageway openings in the flank elevations; and 2. Use of the existing stable block (shown edged blue on attached plan) as an office ancillary to the Bell House in breach of Condition 3 of the planning permission granted under reference 02/05279/CLE

15/05238/CLE - Certificate of lawfulness for existing siting and residential occupation of one mobile home by persons assisting with the management of the land shown edged in blue on the plan marked WDC1 and attached to this certificate and the care of animals on the aforesaid land.

The Grubbins – nothing recent on GIS

Boundary Cottage – nothing recent on GIS

Hook Cottage

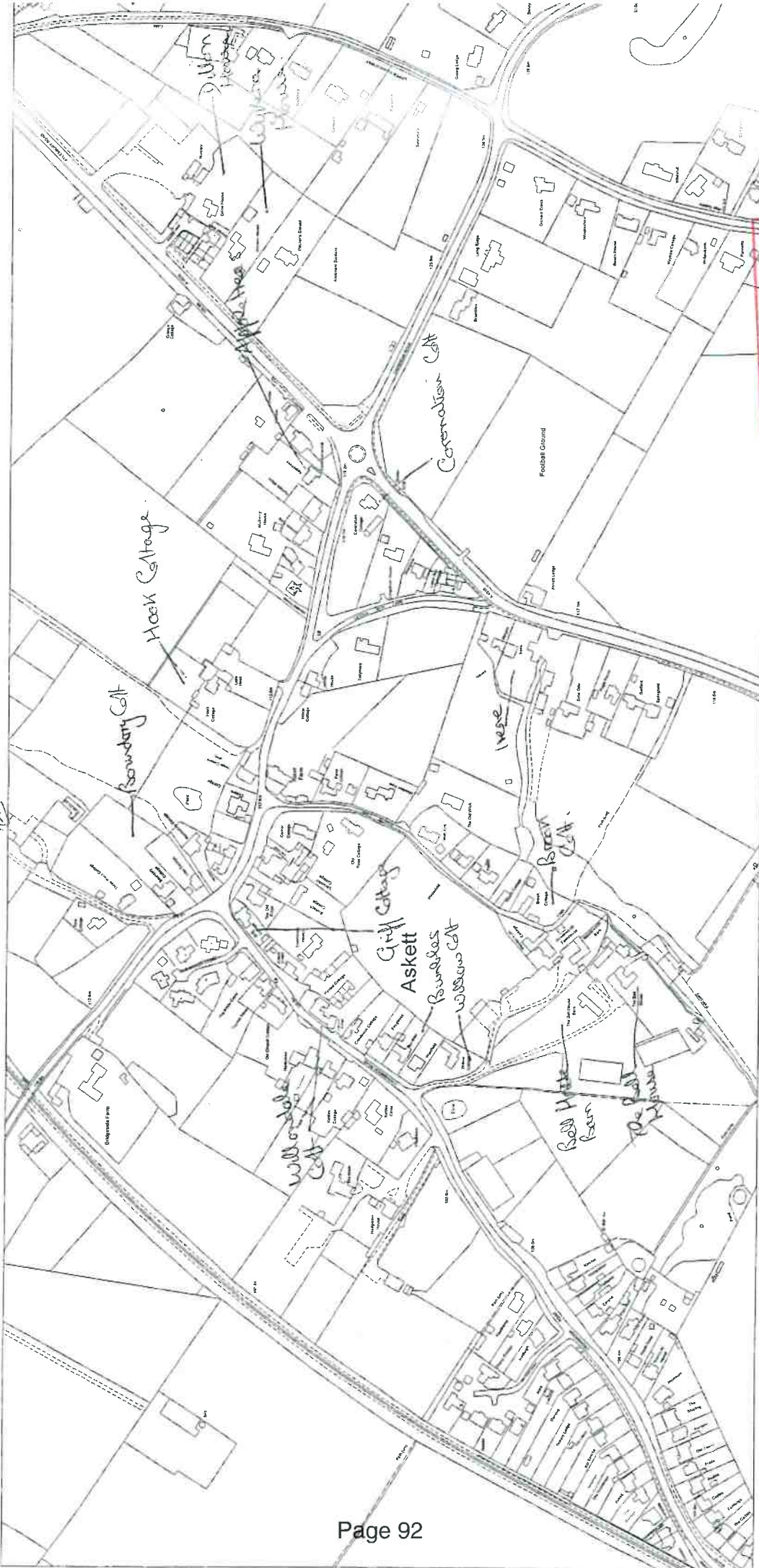
05/05763/FUL - Demolition of attached annexe, study, utility & workshop barn & construction of two storey side extensions, single storey rear extension, associated internal & external alterations & renovation of old granary to form garden store

09/05958/FUL - Householder application for the erection of replacement front porch

10/05229/FUL - Householder application for the repositioning of the existing rear granary building & construction of single storey linked access. (Plan 821.06B shows entrance but no gates annotated)

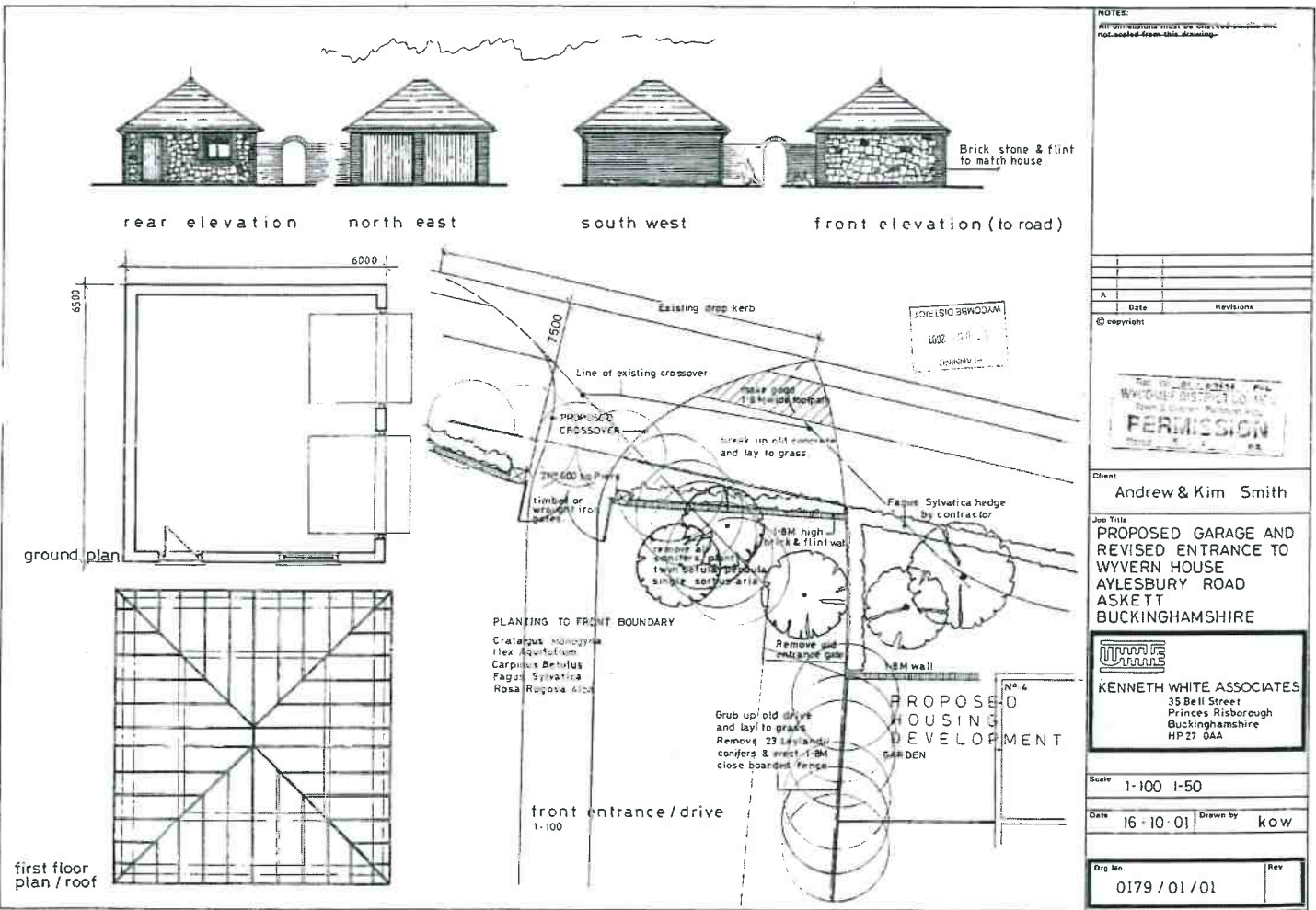


7/12
The Cradocks



PLANNING APPLICATIONS
25 APR 2018
COMMITTEE

PLANNING APPLICATIONS
 25 APR 2018
 COMMITTEE



NOTES:
 All dimensions must be checked and not scaled from this drawing.

| A | Date | Revisions |
|---|------|-----------|
| | | |

© copyright

PERMISSION

Client: Andrew & Kim Smith

Job Title: PROPOSED GARAGE AND REVISED ENTRANCE TO WYVERN HOUSE, AYLESBURY ROAD, ASKE T T, BUCKINGHAMSHIRE

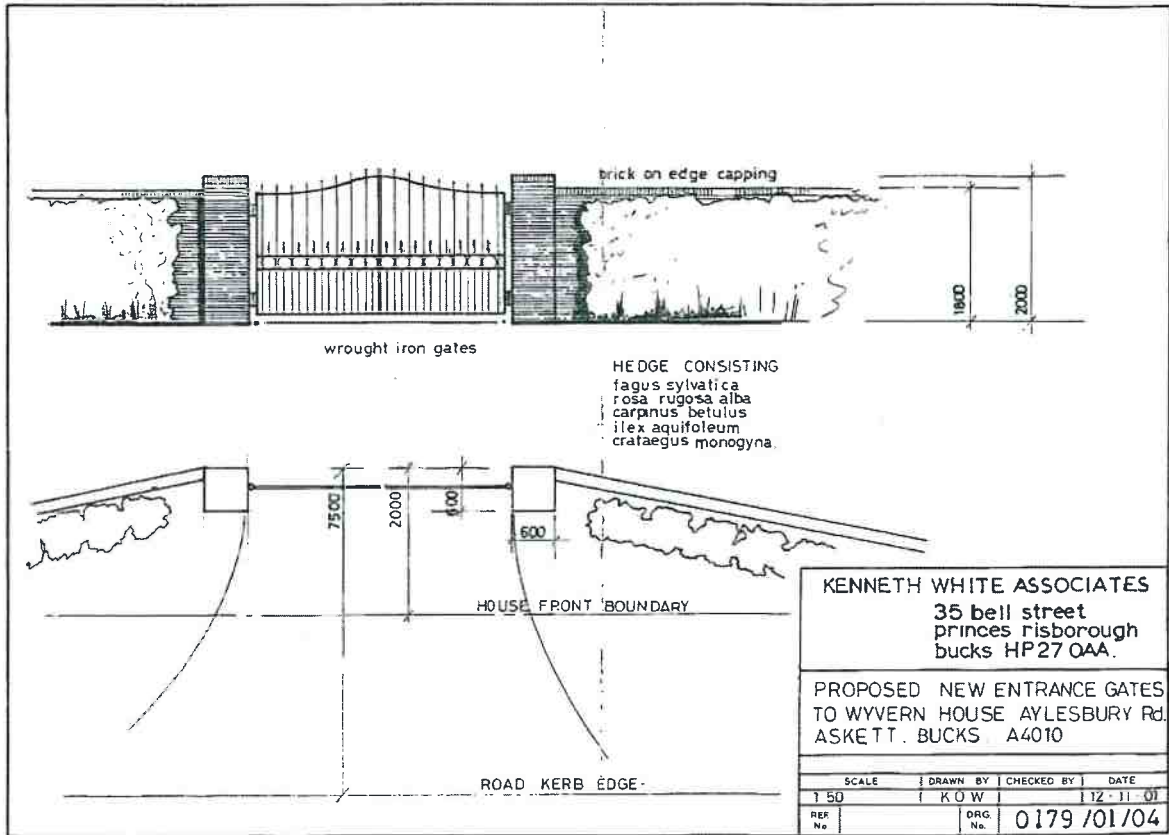
Kenneth White Associates
 35 Bell Street
 Princes Risborough
 Buckinghamshire
 HP 27 0AA

Scale: 1:100 1:50

Date: 16-10-01 | Drawn by: kow

Org No.: 0179 / 01 / 01 | Rev:

PLANNING APPLICATIONS
 25 APR 2018
 COMMITTEE

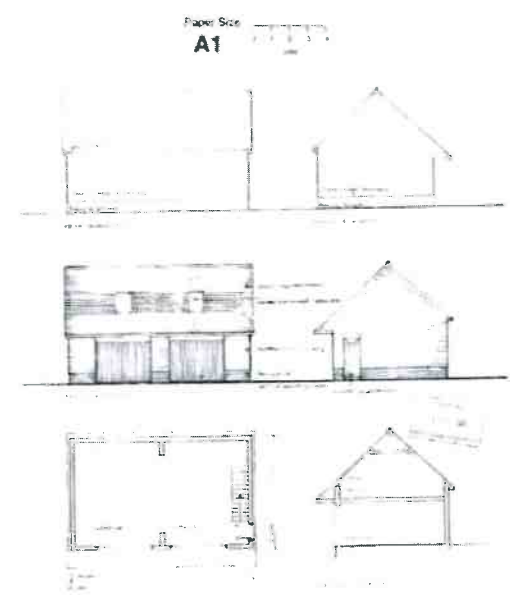
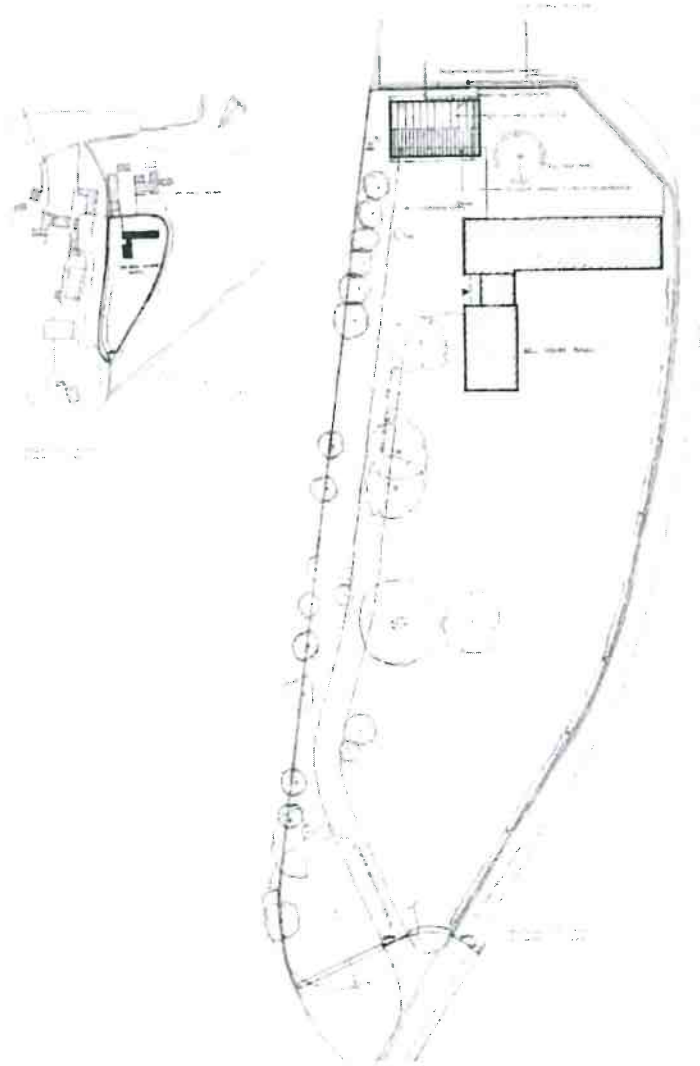


Ref: W/ 01 / 07696 / Full
 WYCOMBE DISTRICT COUNCIL
 Town & Country Planning Acts
PERMISSION
 Dated: 9 / 1 / 02


PLANNING
 13 NOV 2001
 WYCOMBE DISTRICT

09/06/2018/PA

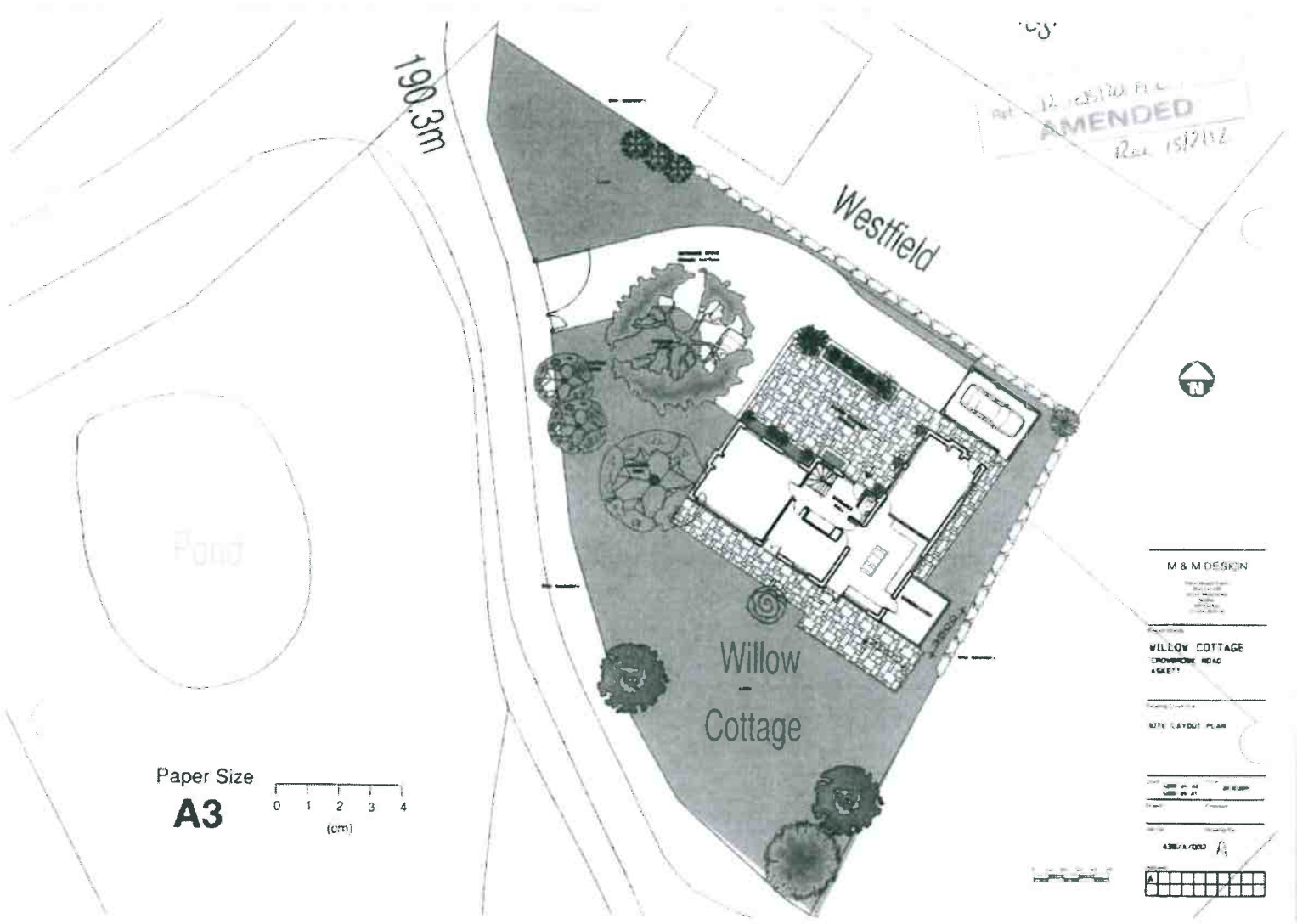
PLANNING APPLICATIONS
25 APR 2018
COMMITTEE



Paper Size
A1

 **ROBERT L. PARKINS**
Architects
1000 ...
...
...
...
...

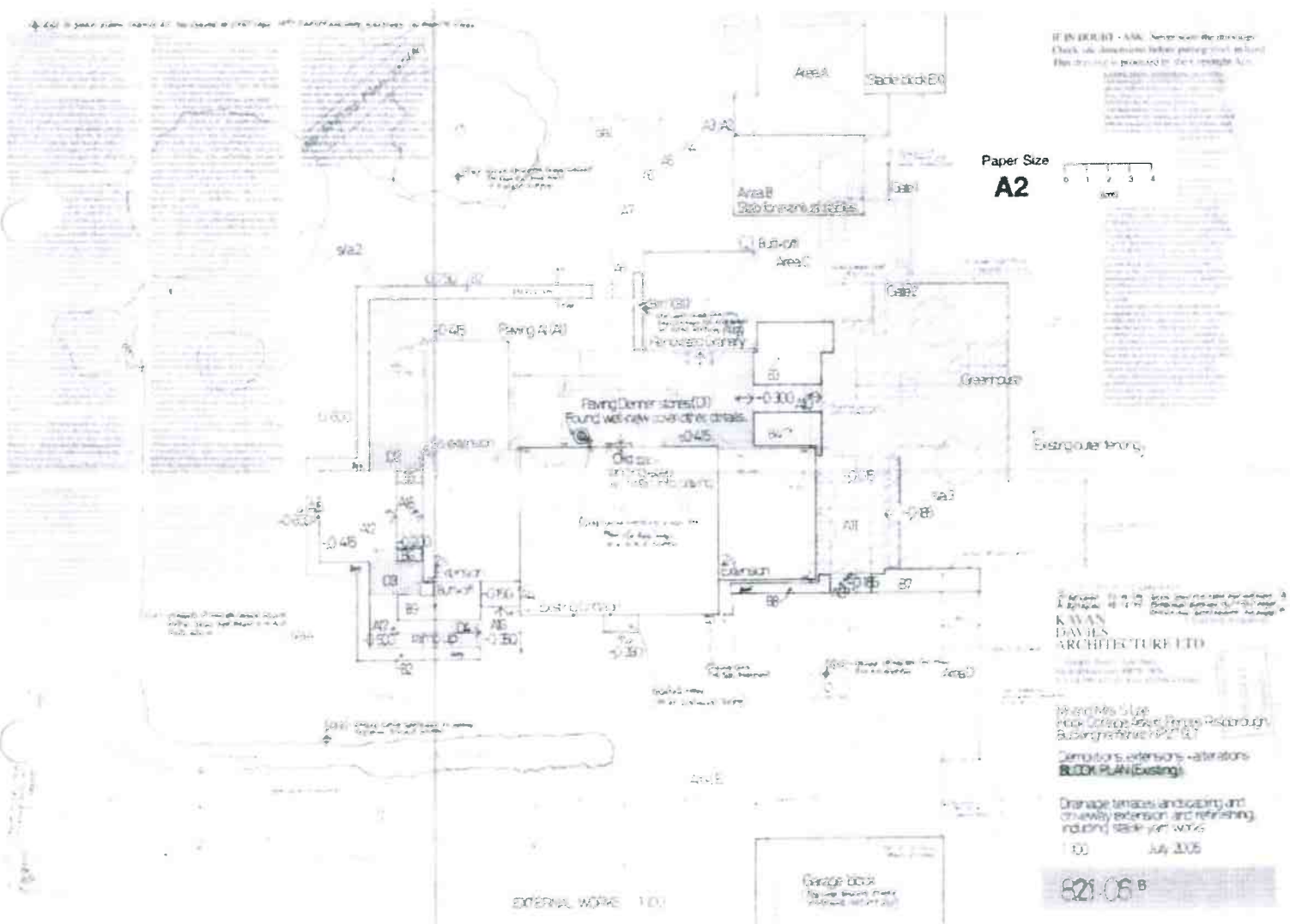
PLANNING APPLICATIONS
25 APR 2018
COMMITTEE



Paper Size
A3
0 1 2 3 4
(cm)

10/05229/FL

PLANNING APPLICATIONS
25 APR 2018
COMMITTEE

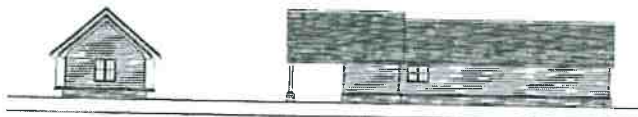


PLANNING APPLICATIONS
 25 APR 2018
 COMMITTEE

PLANNING NOTES

MATERIALS

- Walls - Facing and Render textures to be selected. Finishings to be noted.
- Roofs - Pitch to be noted and level to be noted.
- Roofs - Eaves to be noted and profile to be noted.
- Roofs - Timber cladding to be noted.
- Roofs - Pitch to be noted.



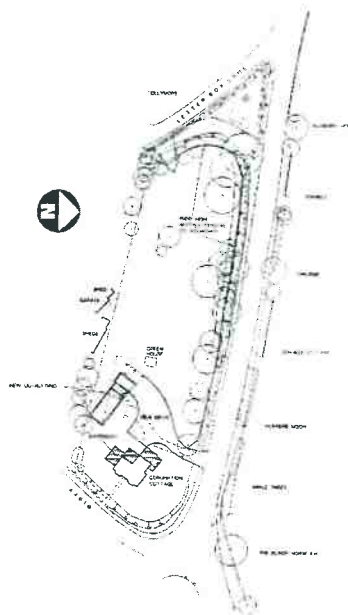
LEFT SIDE ELEVATION

REAR ELEVATION



FRONT ELEVATION

RIGHT SIDE ELEVATION



SITE PLAN 1:500

Ref: 01/05/2018/1
AMENDED

PLANNING
 18 APR 2018
 WYCOMBE DISTRICT

A GREEN WARD TO LSA AS REQUESTED BY RESIDENTS OF THE WARD

THE WARD OF WYCOMBE
 WYCOMBE DISTRICT COUNCIL
PERMISSION

Richard Clark
 CHARTERED ARCHITECTS

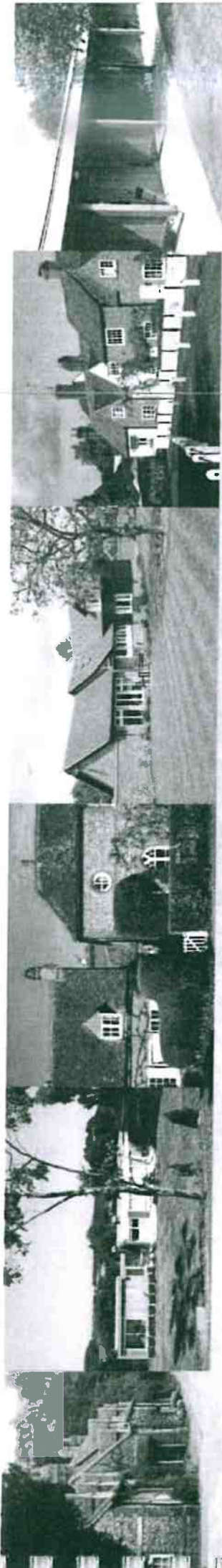
MEDWAY, KENT, TN11 9JL. TEL: 01622 343000. FAX: 01622 343001. WWW.RICHARDCLARK.CO.UK

CONTRACT
 AGRICULTURAL DWELLING
 AND OUTBUILDINGS
 CONCORDEAN COTTAGE
 PROCEJURY ROAD
 ASHETT BRICKS

CLIENT
 Mr and Mrs T HISSON

PROJNAME
 CONCORDEAN COTTAGE AND OUTBUILDINGS
 SITE PLAN

| | | |
|-------|--------------|--|
| DRAWN | DATE | |
| AK | FEB 07 | |
| SCALE | JOB NUMBER | |
| 1:500 | 549 / P4 / R | |



Chilterns Buildings Design Guide

PLANNING APPLICATIONS
25 APR 2018
COMMITTEE

an Area of Outstanding Natural Beauty

Foreword

An integral part of the outstanding Chilterns' landscape is its wealth of attractive villages and buildings. Many older buildings demonstrate good design and construction practice in relation to siting and orientation, the sourcing of materials, the ability to be repaired and thermal mass. The task of the Chilterns Conservation Board is to ensure the special qualities of the Area of Outstanding Natural Beauty (AONB) are conserved and enhanced. The first edition of the Chilterns Buildings Design Guide (published in 1999) provided guidance about the erection of new buildings and the extension and conversion of older ones. In the same year the annual Chilterns Buildings Design Awards scheme was instigated. This is still run in conjunction with The Chiltern Society and celebrates projects that have made a positive contribution.

The Design Guide has been supplemented by a series of Technical Notes on the use of flint, brick and roofing materials in the Chilterns. In addition environmental guidelines for the management of highways in the Chilterns have been produced. By disseminating this information the Board has done much to promote good design in the Chilterns over the past decade, and it is gratifying to see Design and Access Statements making reference to this advice and translating it into more carefully constructed and detailed buildings.

Nevertheless, pressures for development, both in the AONB and the surrounding area, have intensified. Increased housing allocations are placing strains on larger settlements around the margins of the AONB, infilling threatens to destroy the openness of many villages, the unsympathetic conversion of redundant buildings continues to erode rural character. At the same time, the framework for controlling development has continued to evolve.

There is now greater awareness of the need to ensure that developments are sustainable in their design and construction with more thought being given to the use of locally produced building materials for example. The potential impacts of climate change are also being addressed with better insulation, the use of renewable energy technologies and adaptations for severe weather events.

The Board decided that a review process should be instigated. This has involved a consideration of the whole document. The Board is keen to stress that design really matters and that it is important to get the details right from the outset. The decisions made today will produce buildings that will last for 100 years or more so we must ensure that we choose materials that will weather well and must allow enough space for landscaping that is

provided to reach maturity. If these decisions are poorly made the passage of time will not be kind.

This second edition of the Design Guide has therefore been produced to provide updated guidance and contribute to the maintenance of the Chilterns' landscape for future generations.

Sir John Johnson
Chairman
Chilterns Conservation Board

Chilterns Buildings Design Guide

Landscape setting

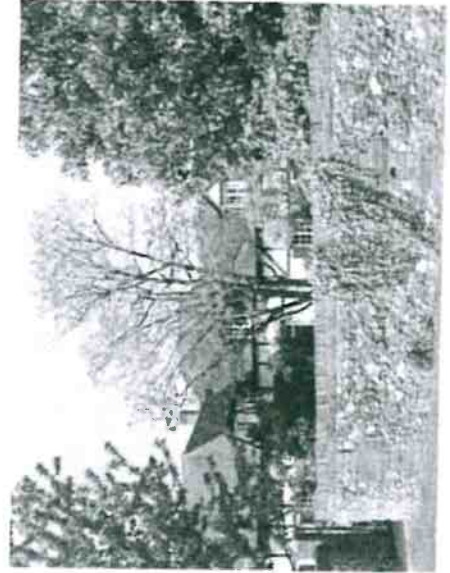
3.89 Checklist

- Hedges and walls are preferable to fencing and in many cases hedges are preferable to walls
- Woven 'larchlap' panel and close board fences should not be used
- Do not use concrete blockwork
- Entrance gates should be simple and visibly permeable and ornamental railings should be avoided
- Avoid 'gardening' the road verge
- Don't treat the spaces between buildings as simply 'leftover' - design them into the whole development
- Locally common, locally sourced native species are preferred for landscaping, especially within and adjoining open countryside. Avoid fast growing exotic species, especially cypress and laurel
- Don't use too many different surface materials and avoid the use of highly coloured concrete paviers
- Limit the area of asphalt
- Ensure any surfacing materials are porous
- Don't use concrete kerbs, fake cobbles and patterned concrete which are suburbanising features
- Consider bound gravel finishes in place of asphalt areas

Boundaries

3.90 Brick walls, possibly incorporating flint and half round cappings, fences and hedges are the traditional forms of property boundary in the Chilterns. Older properties are often enclosed by a wall using similar materials to the house itself. In some villages, especially estate villages, walls, railings, fences and hedges can be specific to the location creating a distinct sense of place.

3.91 Walls can be used to 'tie buildings together' creating visually attractive linkages, as well as delineating boundaries, screening and enclosing one area from another. As with walls for buildings, the details of brick colour and texture, of pointing and the use of flint, needs to be carefully chosen to be in keeping with the traditions of the area. Retaining walls need particular care. Concrete blockwork for boundary walls, and paving flags laid to retain banks are not appropriate in the Chilterns.

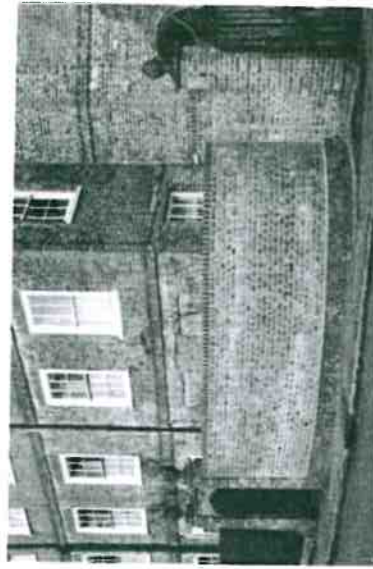


This wall is an attractive feature in its own right. (Hailey)

Boundary hedges complement the buildings and contribute to the rural character of the lane. (Lee Common)



The garden wall matches the house. (Little Missenden)



Elaborate entrances are usually more suburban than rural in character and should be avoided. (Ipsden)

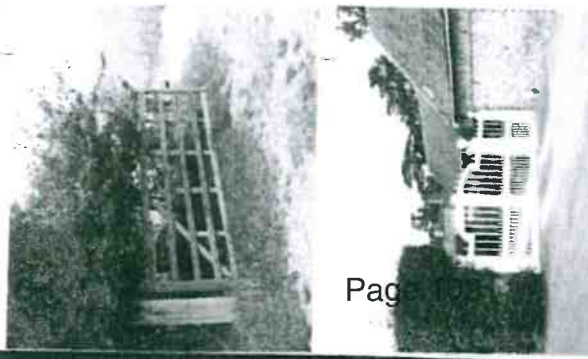


Boundary treatment and surface materials

3.92 Waist-high timber fences such as picket fences or post and rail fences where adjacent to farmland, are in keeping with most village or rural surroundings, can be supplemented by a hedge using locally common native species and are the form of enclosure preferred by the Board. Simple metal bar railings were characteristic of large houses and estates, but ornamental railings are urban and out of place in rural areas. The strong geometric shapes of close board fencing, larchlap or other solid fences, are too dominating and are cumbersome on slopes. They are also prone to wind damage and rot and require regular maintenance to avoid looking tatty and are therefore not appropriate.

3.93 Entrance, and any other, gates should be simple and visually permeable, either matching the boundary fencing or typical farm gates in the area, and timber should be used as it is more attractive than tubular steel. Ornate, high and solid gates and entrances incorporating security systems are out of place in the countryside.

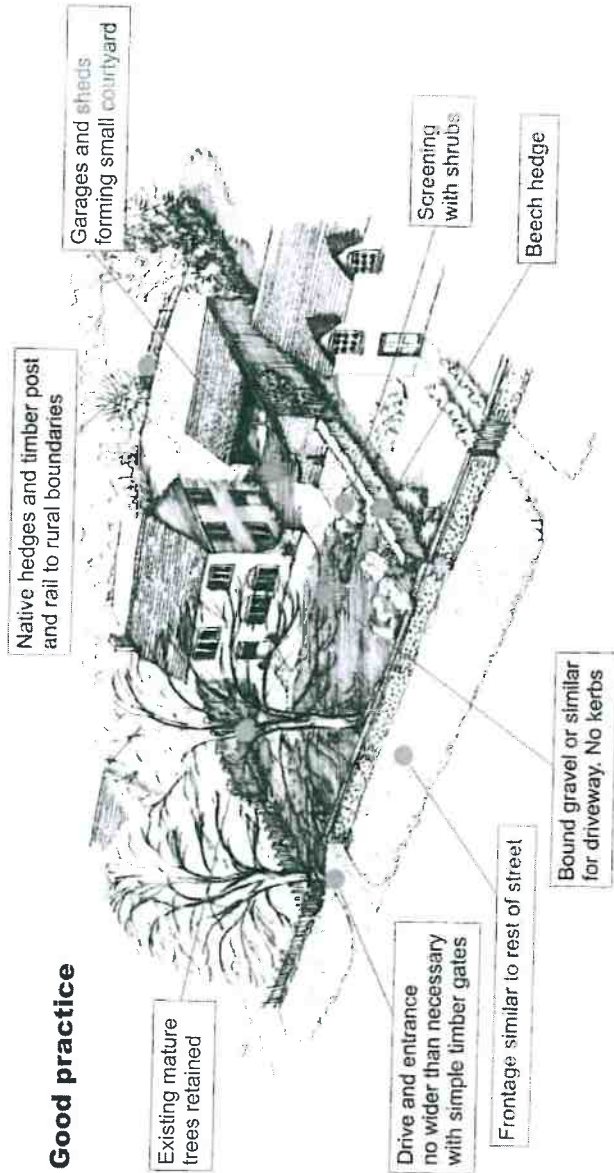
3.94 It is not traditional for gardens to be open to the road unless they are very narrow. In some villages and usually in the open countryside, grass verges are common. It is inappropriate for these to be taken over by adjacent properties and 'gardened' with manicured flower beds and close-mown grass, as this introduces an inharmonious suburban character.



Simple and permeable gates can still be obtained and should be used where possible. (Harpsden above and Britwell Salome, credit Richard Bossons and Paul Sargeantson)



Good practice



Poor practice

