

Contact: David Lomas DDI No. 01494 421580

App No: 18/05480/FUL **App Type:** Full Application

Application for: Householder application for single storey side/rear extension to garage, creation of sunroom to lower ground level of garage with new access stairs & conversion to habitable rooms

At: 15 West Drive High Wycombe Buckinghamshire HP13 6JT

Date Received: 19/02/18 **Applicant:** Mr Mirza Khuram

1. The Application

- 1.1. The property is a single storey detached hipped roof bungalow locate to the western side of the Road with pitched dormer at the front. It is set well down from the highway as the land levels slope downward toward the west. This results in the rear garden being much lower than the corresponding front elevation. At the rear there is an existing raised patio that spans the full length of the rear in split level with a modest garden, which is bound by a mix of post and rail, hedgerow and close boarded fencing. It benefits from an attached single storey side garage, which is located further down via the steep driveway along the front, which can accommodate approx. 3 vehicles. The property is located in Residential Parking Zone A.
- 1.2. The proposal, following revisions, seeks permission to enlarge (1.2m to the side) and extend (2.6m to the rear) the existing single storey flat roof garage and its conversion to split level habitable accommodation.

2. 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 was advised that the extension to the garage building was too long and was advised to reduce the length of the building. The applicant responded by submitting revise plans which were found to be acceptable, and the application was recommended for approval.

3. Relevant Planning History

17/07751/FUL - Householder application for construction of two storey rear extension, first floor loft extension and single storey front porch extension with associated internal alterations. Granted not implemented.

18/05480/FUL - Householder application for single storey side/rear extension to garage, creation of sunroom to lower ground level of garage with new access stairs & conversion to habitable rooms. Pending decision.

W/87/7887 – Part single part 2 storey rear extension. Granted & implemented.

W/96/06975 – Front dormer in connection with loft conversion. Granted & implemented.

Similar scheme - 19 West Drive. W/87/5191 – Extension to form bedroom sitting room. Granted & implemented.

4. Consultations and Notification Responses

Ward Councillor Preliminary Comments: **None received**

Parish/Town Council Comments/Internal and External Consultees

High Wycombe Town Unparished

Representations

2 Objections from the same property received details as below on the first proposal:

- Creation of separate flat not conforming to the development pattern in the locality and lack of appropriate bin and cycle stores – adverse effect on the character of the locality
- Extension along garage being excessive and overbearing.
- Increase in size of property, when used in conjunction with other approved development would result in an overbearing property and negatively impact the rear by scale of brick work.

1 – Objection on revised scheme:

- Reduction of 1.9m is insufficient to reduce overbearing nature of extension to rear on lower and upper balconies/platforms.
- Loss of light to lower platform

5. Summary of Issues

The key issues in this case are:-

- a) The impact of the proposal on the character and appearance of the original property and the area in general.
- b) The impact of the proposal on the residential amenities of neighbouring dwellings.
- c) The impact of the proposal on local highway conditions with regards to access and parking.

Development Plan Policies and Guidance:

Adopted Wycombe District Local Plan to 2011 (as saved, extended and partially replaced): Policies G3 (General Design Policy), G8 (Detailed Design Guidance and Local Amenity), H17 (Extensions and Other Development within Residential Curtilages) and T2 (On-Site Parking and Servicing).

Core Strategy DPD (Adopted July 2008): Policy CS19 (Raising the Quality of Place-Shaping and Design).

Additional Guidance: Buckinghamshire County Parking Guidance

Wycombe District Local Plan Submitted Version March 2018: Policies DM33 (Managing Carbon Emissions, Transport and Energy Generation), DM35 (Placemaking and Design Quality) and DM36 (Extensions and Alterations to Existing Dwellings)

The emerging policies of the Wycombe District Local Plan Submission Version will also be material. The weight to be given to individual policies will be assessed in accordance with paragraph 216 of the NPPF.

Is the proposed development out of keeping with the character and appearance of the area and the existing property?	N
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The character of the location is residential with similar designed properties found throughout this side of the street. Many have been extended in the past, which have included rear and side extensions both single and two storeys, roof alterations and dormers. As the ground level toward the back slopes downward and is much lower than the corresponding rear elevation ground level there is potential for undercroft accommodation/storage areas to be created.

In this case, the rear elevation is dominated by the existing rear extension granted under ref: W/87/7887 providing an apex gable style extension. The rear of the existing garage appears to be separated from this by a set of stairs which leads, at the lower level, to a full length raised platform, which then leads to the sloping garden. Along the mutual boundary with No 13 toward the end of the garage is an open storage area covered by a canopy and a low boundary wall.

The proposal seeks to enlarge the garage by extending it to both northern and western elevations and deepening the rear elevation so that a split level accommodation can be provided. The overall design of the scheme remains subservient and is proportionate to the existing extension features, albeit continues the flat roof vernacular of the existing garage.

A similar scheme, which includes a split level accommodation was granted under ref: W/87/5191 at No 19 and therefore the design principles are acceptable in this case. The scheme complements the existing rear by providing definition to the otherwise blank rear elevation and 'fits' well within the overall design of the building, especially along this elevation. The garage door will be replaced with a single window and this is also consistent throughout the street. The inclusion of utilities etc. does not necessarily make the use of the garage a self-contained unit. There is no independent access to the additional space other than through the main dwelling. In any event the creation of an independent unit on the site would require consent in its own right.

Therefore, given the wider street context, the proposal is acceptable having no harm to the overall character and appearance of the locality nor host building

Is the proposal of a size and siting that would be overbearing in appearance to the neighbours?	N
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The main impact of the proposal will be to the mutual boundary with the adjoining neighbour at No 11, where the existing garage, composed purely of brick, makes up the majority of the side boundary. The existing garage is approx. 16m length with a flat roof approx. 2.5/3m high when measured at the ground level of the higher, main patio area of No 11. This would extend to a height of approximately 4.5m to 5m beside the lower platform where the proposal seeks permission to add approx. 2.6m to the rear of the garage. Although this would create a large expanse of brick work along the boundary from the upper patio it will appear only slightly higher than that of a 2m close boarded fence. At the lower level it will be only marginally higher than the existing lean too currently located at the rear of the garage.

Although there would be some loss of outlook toward the northern boundary this is not considered so significant in planning terms to warrant a refusal of the application.

Would the privacy of adjoining properties be adversely affected?	N
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There are no side windows to be inserted in either flank elevation. However, due to the topography, there could be potential for overlook along the boundaries, despite being some 6 distance. It is therefore reasonable, in this context to condition that no openings of any kind shall be inserted in either flank elevation to ensure that privacy from neighbours is maintained.

Are the light levels enjoyed by neighbours significantly reduced, with regard to the Council's light angle guidance?	N
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The length of the extension as measured overall meets the lighting and design guidance as outlined in Appendix 4 as the neighbour at No. 11 has full height glazing that spans the whole of the rear elevation.

Is the number of parking spaces serving the property deficient as a result of the proposed development?	N
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The loss of the garage for habitable accommodation would reduce the parking provision by 1. The Bucks County Parking Guidance states that a property of this size should provide a minimum of 2 spaces. The existing driveway shows that it remains compliant.

Are there any other issues that would result in the development being prejudicial to highway safety?	N
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Are there any other relevant planning issues that need to be considered?	N
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<u>Conclusion</u>	Y
Given the above, is the development considered to accord with all relevant Local Plan policies, whereby the application can be recommended for approval?	