

Contact: Taz Poptani DDI No. 01494 421524  
App No : 18/05960/FUL App Type : FUL  
Application for : Householder application for raising of roof, roof extensions/alterations, single storey rear extension, external staircase from terrace to garden and associated external alterations  
At 33 Whitepit Lane, Flackwell Heath, Buckinghamshire, HP10 9HR  
Date Received : 12/04/18 Applicant : Mr Stuart Chapman  
Target date for decision: 07/06/18

## 1. The Application

- 1.1. Planning permission is sought for the raising of the roof, roof extensions/alterations, single storey rear extension, external staircase from terrace to garden and associated external alterations. The single storey rear infill extension would measure 6.1m in width, 3.2m in depth and 2.8m in height with a flat roof. The ridge height of the existing dwelling would be increased by 0.5 metres and the existing two storey front projection increased by 1m. A pitched roof dormer would be erected to the front roof slope. The rear roof form would be altered to form 2 gable ends which would be infilled with a full width glazed dormer.
- 1.2. The existing property on the site is a detached two storey dwelling with off road parking to the front driveway and is set within a rectangular shaped curtilage. The application site is located within a residential area surrounded by detached properties. The site is situated within an existing residential area and the application dwelling is not considered to be of architectural merit.

## 2. Relevant Planning History

03/05205/FUL – Construction of single storey rear extension with balcony over. Permitted.

03/06124/FUL – Construction of single storey rear extension with balcony over (Revision to P/P 03/05205/FUL). Permitted.

11/07747/FUL – Householder application for raising of roof, extension and alteration & insertion of 4 x dormer windows in connection with loft conversion. Withdrawn.

## 3. Working with the applicant

- 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 agent was informed about the acceptability of the proposal after the initial site visit. As the proposal was considered acceptable, the application is being recommended for approval without delay.

#### 4. 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), T2 (On-Site Parking and Servicing) and Appendix 4.

Core Strategy DPD (Adopted July 2008): Policy CS19 (Raising the Quality of Place-Shaping and Design) and CS20 (Transport and Infrastructure).

Additional Guidance: Buckinghamshire County Parking Guidance.

Draft New Wycombe District Local Plan June 2016: Policies DM 32 (Accessible Locations, Sustainable Transport and Parking), DM 34 (Placemaking and Design Quality) and DM 35 (House Extensions and other Development within Residential Curtilage)

However as this document has not been through Examination, the application of these draft policies holds limited weight.

<b>Is the proposed development out of keeping with the existing property and would the proposal be harmful to the character and appearance of the area?</b>
---

N
---

Appendix 4 of the Adopted Wycombe District Local Plan sets out guidelines for residential extensions. It states that in design terms extensions to dwellings should marry in well with the design of original dwelling. This should take into consideration the design and appearance of any adjacent dwellings especially if the surrounding dwellings are similar in appearance. As aforementioned, the neighbouring dwellings along this section of Whitepit Lane are in the form of detached two storey dwellings and bungalows with varying ridge heights and architectural appearances. It is considered that the increase in the ridge height by a modest 0.5 metres would continue to be in keeping and would respect the character of dwellings with the varying right heights in the locality. Furthermore, the roof would retain its hipped form to the flank elevations which would reduce the prominence of the roof extension. The first floor front extension would be set down below the ridge of the main roof, would appear subservient and would add some architectural interest to the property. The front dormer would be of modest size and would not dominate the front elevation. The rear roof would be altered to form 2 gable ends with an infill dormer. Although the dormer would be of significant size it would be screened by the gable roofs to the flank elevations and would therefore be acceptable in this instance. The single storey rear extension would square off the dwelling at ground floor level and would also be acceptable.

<b>Would the privacy of adjoining properties be adversely affected?</b>	N
---	---

Concerns have been raised in regards to overlooking from the rear dormer. However such levels of mutual overlooking of rear gardens is typical in such urban environments. Furthermore, the dormer would be screened by the gable roofs to the flank elevations and would not appear unduly overbearing when viewed from the rear aspects of the neighbouring properties. The dwellings already benefits from a first floor rear terrace and the proposed staircase would not exacerbate the levels of overlooking.

<b>Are the light levels enjoyed by neighbours significantly reduced, with regard to the Council's light angle guidance and is the proposal of a size and siting that would be overbearing in appearance to the neighbours?</b>	N
--	---

The proposed single storey rear extension and roof extension would comply with the Council's adopted light angle guidance. The proposal would therefore have an acceptable level of impact on the amenities of the neighbouring properties.

<b>Is the number of parking spaces serving the property deficient as a result of the proposed development?</b>	N
--	---

The hard standing area to the front has sufficient space to accommodate 4 vehicles off road. It is considered that 4 spaces are satisfactory to serve the needs of the resultant extended dwelling and would comply with the Buckinghamshire County Parking Guidance.

<b>Are there any other relevant planning issues that need to be considered?</b>	N
---	---

### **Conclusion**

<b>Given the above, is the development considered to accord with all relevant Local Plan policies, whereby the application can be recommended for approval?</b>	Y
---	---

The application is recommended for approval.

### **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 materials to be used for the external surfaces, including walls, roofs, doors and windows shall be of the same colour, type and texture as those used in the existing building, unless the Local Planning Authority otherwise first agrees in writing.  
Reason: To secure a satisfactory external appearance.

- 3 The development hereby permitted shall be built and retained in accordance with the details contained in the planning application hereby approved and plan numbers: 2481/01, 2481/02, 2481/03, 2481/04/P6, 2481/05/P6 and 2481/06/P6, 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.

#### 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 agent was informed about the acceptability of the proposal after the initial site visit. As the proposal was considered acceptable, the application is being recommended for approval without delay.