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App No : 18/06642/FUL App Type : FUL

Application for : Erection of three storey extension to accommodate 42 bedrooms to existing care home and alterations to existing house

At Chilterns Manor, Northern Heights, Bourne End, Buckinghamshire, SL8 5LE

Date Received : 22/06/18 Applicant : Mr Daanish Zaki

Target date for decision: 21/09/18

**1. Summary**

- 1.1. Full planning permission is sought to extend Chilterns Manor Care Home. The extension involves the construction of three major new additions. Two 3 storey wings to the rear at either end of the building with an extension to the southern wing turning at 90 degrees. The application includes the provision of 15 marked out car parking spaces within the site. The form, bulk and scale is similar to that approved under planning application 14/08046/FUL, which remains extant.
- 1.2. Subject to appropriate conditions the development is considered to conform to development plan policy and is recommended for approval.

**2. The Application**

- 2.1. Chilterns Manor is a large attractive building of some architectural merit. It is 3 to 4 storeys in height, with accommodation over four floors. The building has a clay tiled roof and a mix of brick and hanging tile on its elevations. It has viewing windows in all elevations. It is set on a large spacious plot (0.25 ha) at the end of a residential cul-de-sac.
- 2.2. The site slopes downward steeply from front to rear (north to south), resulting in a change in levels of approximately 5 metres from the front of the site to the rear. The site contains a significant level of mature vegetation, particularly around its perimeters. The property is used as a residential care home for the elderly, accommodating 19 bedrooms, 1 staff apartment and other ancillary facilities.
- 2.3. To the front of the site is a Right of Way to the adjoining fields, part of which is used informally by the home for visitor and staff parking. The other buildings in the area are residential in character, bespoke in design and, on the whole set within spacious treed grounds.
- 2.4. The 2014 application remains extant as all pre-commencement conditions have been discharged and work has commenced on site. This approved development could therefore be built out in its entirety.
- 2.5. The proposal is a full planning application to extend the existing premises. The extension involves the construction of two 3 storey wings to the rear at either end of the building. The proposal would alter the increase the level of accommodation to 42 bedrooms. The proposed change in accommodation is set out in the table below:

Floor	Accommodation existing	Approved accommodation (14/08046/FUL)	Accommodation refused (17/05526/FUL)	Accommodation proposed
Lower	2 x bedrooms,	Communal room,	11 x bedrooms,	12 x bedrooms, boiler

<b>ground floor</b>	laundry, boiler room, pantry	boiler room. 2 x 1-bed single apartments, 2 x 2-bed apartments	boiler room, kitchen, laundry room	room, kitchen, laundry room
<b>Ground floor</b>	6 x bedrooms, communal room, dining room, kitchen office	15 x bedrooms, communal room, dining room, kitchen office	16 x bedrooms, communal room, dining room, manager's room, activity room, nail and hair salon	15 x bedrooms, communal room, dining room, manager's room, activity room, quiet room, shop and treatment room.
<b>First floor</b>	11 x bedrooms	20 x bedrooms, communal room	15 x bedrooms, communal room, dining room, nursing station, activity room	15 x bedrooms, communal room, dining room, nursing station, activity room & hair and nail salon
<b>Second floor</b>	1 x bed staff apartment	1 x 2-bed apartment	Staff room, library, 2 x office	Staff room, library, 2 x office and storage

- 2.6. The application includes the provision of 15 car parking spaces within the site.
- 2.7. The refused application was similar to that approved under the 2014 application. The main differences were:-
- 2.5m closer to the northern boundary (at the closest point).
  - Northern wing 12.5m longer.
  - 3m closer to the rear boundary (at the closest point).
  - Current application includes extension to the southern wing turning at 90 degrees.
  - Change of accommodation type from 35 single rooms and 5 self-contained apartments (3 x 2 bedroom units and 2 x 1 bedroom units) (43 bed spaces in total), to 42 single bedrooms.
  - Additional parking spaces.
- 2.8. The main differences between this application and the previous schemes are:-
- The works to the front of the building largely follow that of the 2014 and refused application.
  - The northern wing is the same length as the approved scheme, but extends out a further 2.2m than the approved (towards Glenmore).
  - The southern wing has been reduced in width by 1m than the refused scheme and is now 2m from the south eastern boundary (at its closest point.)
  - Additional parking spaces have been provided since the 2014 application.
  - The area in front of the northern wing has been reconfigured.
- 2.9. The application site is set within an Existing Residential Area (Northern Heights) in Residential Zone B and adjacent the Green Belt and Western Wye Valley Local Landscape Area. The site is covered by a 1981 (ref: 05/1981) Area TPO.
- 2.10. The application is accompanied by:
- a) Arboricultural Implications Assessment and Method Statement
  - b) Tree Survey and Constraints Plan
  - c) Bat Survey and Wildlife Checklist
  - d) Transport Assessment
- 2.11. The development has previously screened under the Environmental Impact Assessment Regulations and the local planning authority has concluded that an environmental impact assessment will not be required in this case.
- 2.12. The New Local Plan was submitted for examination in March 2018. This is the same

document published in October 2017 (with title “The Wycombe District Local Plan (Regulation 19) Publication Version”), but it is now referred to as the New Local Plan (submission version – March 2018). The hearing sessions for the Examination in Public of this plan commenced on Monday 16<sup>th</sup> July 2018.

2.13. Weight is a matter for the decision maker but the National Planning Policy Framework (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 paragraph 38 of the NPPF Wycombe District Council (WDC) takes 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 application was acceptable and progressed without delay.

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

4.1. This site has a long and detailed planning history, only the most recent/relevant of which has been listed below:

- 88/07566/FUL - two-storey extension to the side of the care home, which was approved on 05/01/89, expired on 04/01/94, but was never implemented.
- 89/07062/FUL - Conversion of attic space in approved extension for staff accommodation for old persons home, which was approved and implemented.
- 93/05988/FUL & 97/06514/VCDN - renewal of W/88/7566/FF for 2-storey side and rear extension to residential home with car parking, which was approved on 30/11/93 and 11/09/97 respectively, but was never implemented.
- 00/06195/FUL - Construction of single and two-storey side extensions to create 6 additional double bedrooms, laundry and new lounge, together with two new lifts, which was permitted on 17/10/00, expired on the 16/10/05, but was never implemented.
- An identical application was submitted in 2005 (05/07840/FUL): Construction of single and two storey side extensions to create six additional bedrooms, laundry and new lounge together with two new lifts. Approved but not implemented.
- 08/05633/FUL – Construction of a three storey side and a three storey side/rear extensions incorporating 14 additional bedrooms, 2 \* 2 bed & 2 \* 1 bed flats, 4 new communal rooms and 4 new lifts (alternative scheme to 05/07840/FUL). Approved but not implemented.
- 11/06193/REN – Extension of time until 13 October 2014 of permission 08/05633/FUL for construction of a three storey side and a three storey

side/rear extensions incorporating 14 additional bedrooms, 2 \* 2 bed & 2 \* 1 bed flats, 4 new communal rooms and 4 new lift (alternative scheme to 05/07840/FUL). Approved but not implemented.

- 14/08046/FUL - Construction of a three storey side and three storey side/rear extensions incorporating 14 additional bedrooms, 2 x 2-bed & 2 x 1 bed flats, 4 new communal rooms, and 4 new lift (alternative scheme to 05/07840/FUL). Application permitted, conditions discharged and has been implemented.
- 17/05526/FUL. Erection of three storey extension to accommodate 42 bedrooms to existing care home and alterations to existing house. Application refused for the following reason:

In the opinion of the Local Planning Authority the proposed development by reason of its increased footprint, bulk and siting closer to the northern and western boundaries than that approved, will result in an unacceptable impact on the pleasant semi-rural character of the area and residential amenity. The proposed extensions will be sited 2.5m closer to the northern and western boundaries, this coupled with the change in ground levels will have a dominant and overbearing impact on the adjacent occupiers. Therefore the proposed development would be contrary to policies G8 (Detailed Design Guidance and Local Amenity) of the Adopted Wycombe District Local Plan To 2011 (as saved, extended and partially replaced) and policy CS19 (Raising the Quality of place Shaping and Design) of the Adopted Core Strategy DPD.

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

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

CSDPD: CS1 (Overarching principles - sustainable development), CS2 (Main principles for location of development), CS12 (Housing provision)

DSA: DM1 (Presumption in favour of sustainable development)

New Local Plan (Publication Version): CP1 (Sustainable Development), CP3 (Settlement Strategy), CP4 (Delivering Homes), CP9 (Sense of Place); CP10 (Green Infrastructure and the Natural Environment); DM23 (Other Residential Uses); DM35 (Placemaking and Design Quality)

Housing Intensification Supplementary Planning Document (HISPD)

- 5.1. The proposal is to extend a care home within a residential area. As such, the use is established and therefore considered to be acceptable in principle.

### **Transport matters and parking**

ALP: T2 (On – site parking and servicing), T4 (Pedestrian movement and provision), T5 and T6 (Cycling)

CSDPD: CS16 (Transport), CS20 (Transport and infrastructure)

DSA: DM2 (Transport requirements of development sites)

Buckinghamshire Countywide Parking Guidance

New Local Plan (Publication Version): CP1 (Sustainable Development); DM23 (Other Residential Uses); DM35 (Placemaking and Design Quality)

### **Highway Safety and Capacity**

- 5.2. A Supporting Transport Statement has been submitted with the application dated March 2017. The Highways Authority previously raised no objection on highway safety/convenience or capacity grounds and no conditions were recommended on the 2014 application. The Highways Authority made the same comment on the 2017 planning application and the scheme has not materially altered in relation to highway capacity and safety. The proposal therefore remains acceptable.

### **Parking and Servicing**

- 5.3. The existing building comprises 16 single residence rooms, 3 double residence rooms and 1 staff flat, which are served by 11 (approx.) off-site parking spaces. The

proposal, through a process of remodelling of the existing facilities and new-build, proposes to provide 42 bedrooms, together with 15 parking spaces.

- 5.4. This would result in a net increase of 22 residential bed spaces on what currently exists, coupled with the loss of a former office/staff apartment.
- 5.5. It has been noted that the 9 off-site parking spaces are not in the control of the applicant; they are outside of the application red boundary. They have however been associated with the care home since its inception and for the purposes of determining the previous planning applications submitted have been considered as forming part of Chiltern Manor's provision. It has also been noted that a Right of Way passes through the site to the field to the southeast and therefore this area cannot form part of Chiltern Manors parking area.
- 5.6. Buckinghamshire Countywide Parking Guidance sets out the Council's car parking standards. For this type of accommodation it indicates that the level of parking should be 1 space per 3 residents.
- 5.7. The application proposes 15 parking spaces. Given the nature of the business and the information available in the supporting Transport Statement, there are considered to be a number of site and application specific circumstances, which justify this level of provision:
  - The flats in the development would be internalised within the building and therefore one could assume a lower level of mobility and car ownership than for a dwelling of the same size and therefore parking standards for elderly persons accommodation are not considered to be applicable.
  - Given the nature of the business, not all the staff would be working at the same time (shift work) and the highest levels of staffing (anticipated to occur during the morning) would not coincide with the peak periods for visitors (i.e. weekends and evenings), which would lead to a more efficient use of the proposed parking, thereby reducing the overall need for parking.
  - The maximum parking requirement for elderly persons sheltered accommodation, which would ordinarily be a greater generator of traffic than the proposed use, would have a maximum parking requirement of 1 space per 3 residents, which amounts to a maximum requirement for 14 spaces, plus staff parking. Therefore, it is considered that the proposed level of parking is sufficient for the proposed use which is similar in nature to sheltered accommodation but less parking intensive.
- 5.8. In view of the above, it is considered that the provision of 6 on-site and 9 off-site parking spaces would be proportionate for a facility of this size in terms of meeting its day to day parking needs.
- 5.9. Nevertheless, this is not to say that it is not accepted that on occasion the on-site parking will be at capacity (e.g. Christmas, Easter, etc.) and therefore overspill onto Northern Heights may occur. However, given the limited probability of this occurring on a regular basis and in the absence of an objection from the County Highway Authority on highway safety grounds, it is considered that a refusal on the basis of displaced parking could not be justified.
- 5.10. In coming to this conclusion it has been noted that the road is privately owned and not maintained at public expense; however, this does not preclude the possibility of on-street parking. In the event that action was taken against on-street parking, there would still be other opportunities for on-street parking in other nearby residential streets, within walking distance of the facility.
- 5.11. No cycle parking has been proposed as part of the development, however given the nature of the site and its location no objection is raised in this regard.
- 5.12. A number of objections have been received regarding the impact that additional vehicle movements would have on the surface of Northern Heights. However, it is

considered that this is a civil matter between those parties with a private interest in the road and therefore can be given very limited weight in the determination.

- 5.13. Since the 2017 application was refused the right to park vehicles on land adjoining the care home has been registered with the Land Registry. This however remains a civil matter.

### **Raising the quality of place making and design**

ALP: G3 (General design policy), G7 (Development in relation to topography), G8 (Detailed Design Guidance and Local Amenity), G10 (Landscaping), G11 (Trees), G26 (Designing for safer communities),

CSDPD: CS19 (Raising the quality of place shaping and design)

New Local Plan (Publication Version): CP1 (Sustainable Development); CP8 (Sense of Place) DM23 (Other Residential Uses); DM35 (Placemaking and Design Quality)

Housing intensification SPD, Residential Design Guide

- 5.14. The proposal is to add two large rear projecting wings. The rear wings would be set at the same ridge height as the existing building; however, due to the falling ground levels would gain additional height and bulk toward the rear. The main public views of the proposal would be from Northern Heights, with numerous additional private views from surrounding land.
- 5.15. Extensions should preserve the character and appearance of the building, the street scene and character of the wider area. The proposed side/rear extensions, which would extend rearward (21 metres at their deepest point) from the ridge of the existing building in a courtyard arrangement, are considered to represent significant new additions to Chilterns Manor. The bulk, scale, design and layout is similar to that already approved.
- 5.16. However, whilst the side/rear extensions are large, it is considered that the following factors serve to mitigate any potential harm:
- The siting of the extensions are now very similar to the approved scheme.
  - The siting of the extensions in relation to the existing building, which serve to retain the existing building as the most prominent architectural feature when viewed from the public realm and ensures that only part of the structure would be publicly visible at any one time.
  - The thick mature vegetation that surrounds the site, both on the applicant's land and that of surrounding land owners, which is sought to be both protected and maintained as part of the proposal.
- 5.17. In view of the above, the proposal is considered to preserve the character of the area, which consists of large buildings set on large well treed plots and broken down by strong structural vegetation, and therefore the proposal, despite its size, mass and bulk, is considered to represent an acceptable new addition to the area.
- 5.18. In terms of the external appearance and architectural form of the proposed side/rear extensions. The proposal is to use matching bricks and tiles and contemporary yet complementary architectural features, which echo those on the existing building and therefore sit comfortably with the existing architectural theme. As such, the proposal, in terms of its architectural detailing and external appearance, is considered to appear acceptable.
- 5.19. With particular regard to the views of the proposal from the land to the east. This area has been designated as both Green Belt and a Local Landscape Area and is therefore protected in terms of its openness, rural amenities and local landscape value. Views of the settlement of Bourne End from the countryside to the east can be characterised as a mixture of vegetation and buildings of varying heights and sizes. The proposal, which would be set behind a thick belt of vegetation, against a backdrop of similar vegetation and urban development, is not considered to appear unduly conspicuous on the urban fringe and therefore would not prejudice the

purpose of designating this land as Green Belt or Local Landscape Area.

- 5.20. Therefore, the proposal, in respect of its impact on the Green Belt and Local Landscape Area is considered to be acceptable.

### **Amenity of existing and future residents**

ALP: G8 (Detailed design guidance and local amenity), H19 (Residents amenity space and gardens)

CSDPD: CS19 (Raising the quality of place shaping and design)

Housing intensification SPD, Residential Design Guide

New Local Plan (Publication Version): CP1 (Sustainable Development); DM23 (Other Residential Uses); DM35 (Placemaking and Design Quality)

- 5.21. The policies of the Local Plan are concerned both with protecting the residential amenities of existing properties in the area of the development and with the quality of environment created for new residents.

#### Future occupiers of the development

- 5.22. The proposal would provide an acceptable level of accommodation for future residents, with an adequately sized and sheltered communal amenity area. As such, the proposal is considered to be acceptable with regard to its impact on the amenities of future occupiers.

#### The properties in Chilterns Park

- 5.23. The proposal would be set at a slight angle to the rear of the properties in Chilterns Park and retain a gap of 35+ metres.

- 5.24. Furthermore, the proposal would, to a large extent, be obscured by existing structural vegetation. Therefore, despite the change in levels, the proposal is not considered to appear 'overbearing' or result in an unacceptable loss of privacy to the properties in Chilterns Park.

#### Glenmore to the north

- 5.25. The submitted scheme is similar to the refused scheme in respect of distances to the northern boundary, but is 2m closer to the boundary than the approved scheme (2014).

- 5.26. Glenmore is a two-storey detached dwelling set to the northwest of the proposed extension. On Glenmore's southern flank is a chalet style side extension (granny annex) that was permitted in 1988 and contains a dormer window set in the roof slope facing the application site. This window provides light to a first floor living room (originally permitted as a bedroom) and is set approximately 12 metres from the proposed structure. Along the boundary between Glenmore and Chilterns Manor is a high level mixed hedge and tree row, which currently partially encloses the window.

- 5.27. Given the distance between the proposal and Glenmore and the existing relationship with the boundary treatment, the proposal is not considered to have such a degree of impact on the residential amenity of Glenmore in terms of loss of light and/or outlook, as to justify a refusal in this regard.

- 5.28. The refused application has been taken into account as Members were specifically concerned about the impact on this neighbouring property. However, on balance officers consider the scheme acceptable for the following reasons:-

- The extension nearest the car park has been pulled in approximately 1.4m (from the boundary with Glenmore) from the approved scheme.
- The rear projecting wing has been reduced in width by 0.8m (from the boundary with Glenmore) from the refused scheme but is still 2m wider than the approved scheme. However taking into account the reduction in depth towards the rear boundary and the reduction mentioned above, the overall impact has been improved from that of the refused scheme.

- 5.29. In terms of overlooking, the proposal would have a minimal windows facing Glenmore. Bedroom windows are at basement and ground floor level but would not directly overlook due to boundary treatments. At first floor the following windows would face Glenmore: two windows to the communal room; 2 x toilet; landing window and window to nail and hair salon. At second floor a side window is proposed to the office and a roof light.
- 5.30. The proposed windows to the landing and hair salon are high level and the windows to the office are set forward of Glenmore. It is considered that any harm resulting from the overlooking has been satisfactorily mitigated. Therefore, in summary, the proposal, in respect of Glenmore's residential amenities, is considered to represent acceptable development.

#### Other properties

- 5.31. All other properties are considered to be too far away from the proposal to have their residential amenities materially affected in terms of loss of light, privacy and/or outlook.

### **Landscaping**

ALP: G3 (General design policy), G7 (Development in relation to topography), G8 (Detailed Design Guidance and Local Amenity), G10 (Landscaping), G11 (Trees)

CSDPD: CS17 (Environmental Assets)

New Local Plan (Publication Version): CP1 (Sustainable Development), CP9 (Sense of Place); CP10 (Green Infrastructure and the Natural Environment); DM23 (Other Residential Uses); DM32 (Landscape Character and Settlement Patterns), DM35 (Placemaking and Design Quality)

- 5.32. The proposal is accompanied by a Tree Survey and Constrains Plan, Arboricultural Survey dated June 2018.
- 5.33. Three trees are proposed to be removed as part of the proposal: T7 (Ash), T9 (Lawson Cypress, T10 (Yew) and T20 (Norway Maple). T7 and T20 are categorised as B (moderate to high quality) and trees and T10 are categorised as C (low quality) in the supporting arboricultural report.
- 5.34. The Council's Arboricultural Officer has been consulted on the application raises no objection subject to the development taking place in accordance with the Survey.

### **Ecology**

CSDPD: CS17 (Environmental assets)

New Local Plan (Publication Version): CP1 (Sustainable Development), CP9 (Sense of Place); DM32 (Landscape Character and Settlement Patterns), DM34 (Delivering Green Infrastructure and Biodiversity in Development) and DM35 (Placemaking and Design Quality)

- 5.35. The previous application was accompanied by an Ecological Survey dated July 2011 that scoped the ecological potential of the site with specific reference to badgers, bats, birds, reptiles and amphibians. The Survey concluded that there was no evidence of any of the above species having a long term habitat on the site. However, the Survey made a number of precautionary recommendations with regard to bats and nesting birds. This survey was submitted with the previous planning application.
- 5.36. However, the previous bat survey was in 2011, and was not considered to constitute up-to-date information and therefore a repeat of the 2011 preliminary bat survey needed to be carried out to assess whether there is any evidence of use by bats. This updated survey was carried out in June 2017 as part of the previous application. The survey identified that the building is a bat roost used by a low number of bats. The surveys to date indicate that the building is not a main or a maternity roost, but rather an intermittent roost of a low number of male or non-breeding female bats. A third evening emergence survey is therefore required to inform the EPS licence which will be required from Natural England. This can be secured by condition should



permission be granted.

- 5.37. Bats are a European Protected Species (EPS). In the case of this particular development, based on the available information, it is concluded that if bats are present within parts of the existing building that will be affected by the development, that an offence is unlikely to place. An offence would include the deliberate capture or killing or injury or damaging or destroying of their breeding place or resting places.

### **Building sustainability**

CSDPD: CS18 (Waste, natural resources and pollution)

DSA: DM18 (Carbon reduction and water efficiency)

Living within our limits SPD

New Local Plan (Publication Version): DM41 (Optional Technical Standards for Building Regulation Approval)

- 5.38. 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 now only considered necessary to condition water efficiency.

### **Infrastructure and Developer Contributions**

CSDPD: CS21 (Contribution of development to community infrastructure)

DSA: DM19 (Infrastructure and delivery)

New Local Plan (Publication Version): CP7 (Delivering the Infrastructure to Support Growth)

- 5.39. The development is not a type of development where CIL would be chargeable.
- 5.40. It is considered that there would not be other types of infrastructure that will be put under unacceptable pressure by the development to justify financial contributions or the direct provision of infrastructure.

### **Weighing and balancing of issues – overall assessment**

- 5.41. 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, including the extant planning permission for a similar development
- 5.42. As set out above it is considered that the proposed development subject to the conditions suggested above would accord with the development plan policies and is recommended for approval. Officers have considered the refused scheme and the precise reason of refusal referring to the northern and western boundaries, however on balance the scheme is considered acceptable given the reductions that have been submitted.

## **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; 10; 11; 12; 13; 14; 15; 16; 17; 200/C; 201/C; 202/D; 203/C; 204/B; 205/C; 206/C; 207/A; 208; 209/A; 210/A; 211/A; 212/A; 213; 214 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 the materials and finishes for the development shall be submitted to and approved in writing by the Local Planning Authority before any 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.

- 4 The development or use hereby permitted shall only be occupied in connection with and ancillary to the existing use as a care home and shall not be severed and occupied as a separate independent unit.

Reason: To prevent an uncontrolled intensification of use on the site

- 5 The development shall take place in accordance with the arboricultural survey and tree protection plan submitted as part of the planning application, and any permitted works Construction Exclusion Zone and other works which are specified in the AMS will take place under the supervision of a retained arboricultural specialist. A single page report and photographic record showing the supervised works will be submitted to the Local Planning Authority within 7 days of each supervised event which will result in a certificate being issued by the planning authority upon completion

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.

- 6 The scheme for parking and manoeuvring indicated on the approved plan 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 ensure adequate parking provision is provided and maintained.

- 7 Notwithstanding any other details shown on the plans hereby approved, the window to the disabled WC shall, up to a minimum height of 1.7 metres above finished floor level, be fixed shut (without any opening mechanism) and glazed in obscure glass. The window(s) shall thereafter be retained as such. No further windows shall be installed in the northern elevation unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of the amenity of Glenmore to prevent overlooking of habitable rooms

- 8 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).

- 9 Prior to commencement of development, a third evening emergence survey, in relation to bats, shall be undertaken. The surveys, findings and recommendations shall be submitted to and approved in writing with the Local Planning Authority. The proposed mitigation works and proposals shall be carried out in accordance with the approved details.

Reason: In order to provide protection to legally protected or rare species.

- 10 Protective fencing and/or other protective measures shall be erected around each tree and hedge to be retained in accordance with a scheme which must first be submitted to and approved in writing by the Local Planning Authority (i.e. an Arboricultural Method Statement and Tree Protection Plan to British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations) before any site clearance works or development commence, and before any machinery or equipment has been allowed on site.

The scheme shall show the type, height and position of protective fencing to be erected around each tree(s) or hedge to be retained. Unless otherwise agreed in writing by the Local Planning Authority this shall be in accordance with clause 6.2 “Barriers and ground protection” of the British Standard 5837:2012.

The area surrounding each tree/hedge within the approved protective fencing shall remain undisturbed during the course of the works, and in these areas:

1. there shall be no changes in ground levels,
2. no materials or plant shall be stored,
3. no buildings or temporary buildings shall be erected or stationed,
4. no materials or waste shall be burnt; and,
5. no drain runs, trenches or other excavation shall be dug or otherwise created, without the prior written approval of the Local Planning Authority.

Reason: To ensure trees and hedges to be retained are adequately protected from damage during the execution of the works hereby permitted, in the interests of visual amenity.

- 11 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 Construction Exclusion Zone and other works which are specified in the AMS will take place under the supervision of a retained arboricultural specialist. A single page report and photographic record showing the supervised works will be submitted to the Local Planning Authority within 7 days of each supervised event which will result in a certificate being issued by the planning authority upon completion

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.

#### INFORMATIVE(S)

- 1 In accordance with paragraph 38 of the NPPF Wycombe District Council (WDC) takes 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 acceptable and progressed without delay.