

Contact: Alexia Dodd DDI No. 01494 421462  
App No : 18/06486/FUL App Type: Full Application  
Application for : Application for demolition of existing dwelling & garage & erection of detached 5-bed dwelling with study room & integral garage  
At 9 Spinfield Park, Marlow, Buckinghamshire, SL7 2DD  
Date Received : 29/05/18 Applicant : Mr Matthew Hunwick  
Target date for Decision 24/07/18

## **1. Summary**

- 1.1. Planning permission is sought for the demolition of existing dwelling and garage, so enabling the erection of replacement detached 5-bed dwelling with study room and integral garage.
- 1.2. It is considered that this proposal accords with the policies of the Development Plan and therefore is recommended for approval.

## **2. The Application**

- 2.1. Planning permission is sought for a replacement dwelling. It would have a total of five bedrooms.
- 2.2. The Applicant approached the Local Planning Authority at pre-application for a 2-storey front extension and 2-storey side extension with cat slide roof together with 2-storey rear extension. The resulting elevations were the same as those submitted for the replacement dwelling. Due to tax allowances for self-build homes it resulted in the proposal being more viable as a replacement dwelling.
- 2.3. The dwelling has an existing height of 7.5m. The proposal would increase the height of the main section of the replacement dwelling to 8.3m. The catslide roof would be 7.5m. The property would remain a 2-storey house with two rear dormers within the roof.
- 2.4. The gap to the boundary with No.7 would increase from 0.8m to 1.0m, while in respect of No.11 the gap would widen to 1.0m from 0.4m.
- 2.5. The application is accompanied by:
  - CIL Exemption Form
  - Design & Access Statement
  - Ecology Wildlife Checklist
  - Infiltration Test Results
  - Soak Away Details
- 2.6. The existing detached dwelling due to width offers limited family accommodation.



Existing dwelling

- 2.7. Within Spinfield Park many dwellings have benefited from large and generous 2-storey extensions.
- 2.8. There is mutual overlooking between Nos. 9, 11 and 13. The gardens are not secluded.
- 2.9. Uphill of the application site is No.11. It has enjoyed generous extensions. The foot print of No.11 is stepped back from that of the application property. In addition there is a rear extension. The rear garden of No.11 has long views across the Thames Valley. Along the common boundary with No.9 there is a tall wooden fence. However from No.11 the apparent height of the fence has been reduced due an area of raised decking.
- 2.10. No.7 is downhill from the application site. To the ground floor of No.9 there is a conservatory and at first floor there is a bathroom window closest to the boundary. Along the shared boundary there is in part a conifer hedge closest to the dwelling.

### **3. Policy Statement**

#### **The New Local Plan submission version - March 2018**

- 3.1. 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 48 of the NPPF.
- 3.2. Weight is of course a matter for the decision maker but the NPPF says:  
Para 48. 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).

### **4. Working with the applicant/agent**

In accordance with paragraph 38 of the NPPF2 Wycombe District Council (WDC) approach decision-taking in a positive and creative way taking a proactive approach to development proposals focused on solutions and work proactively with applicants to secure developments. WDC work with the applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applications/agents of any issues that may arise in the processing of their application. Following the site visit and case review no further details were required by the local planning authority. However

additional drainage details were required in respect of sustainable drainage these were received and Bucks.CC were consulted. Due the additional drainage details the application ran over the initial target date. The Application was informed of the delay.

## 5. **Relevant Planning History**

PI18/00287/LEV4, Pre-application advise proposed extensions & remodelling - No objections

## 6. **Issues and Policy considerations**

### **Principle and Location**

Adopted Local Plan (ALP): G3, G8; Appendix 1  
Core Strategy Development Planning Document (CSDPD): CS19;  
Residential Design Guidance Supplementary Planning Document;  
New Local Plan Submission Version: Policies CP1 (Sustainable Development), CP3 (Settlement Hierarchy), CP9 (Sense of Place), DM20 (Matters to be determined in accordance with the NPPF)

6.1. The application site is situated within an established residential area where there are no restrictions to replacement dwellings provided they comply with all relevant planning policies.

6.2. It is therefore considered that this proposal is acceptable in principle.

### **The impact of the proposal on the character and appearance of the surrounding area**

Adopted Local Plan (ALP): G3, G8 and Appendix 1.  
Core Strategy Development Planning Document (CSDPD): CS19  
New Wycombe District Local Plan submission version: CP9 and DM35.



Aerial Photo of site

6.3. No.9 Spinfield Park is modest detached 2-storey dwelling. It would be replaced with a detached modern family home with rear dormers in the roof. The siting of the replacement dwelling would increase the separation from the neighbouring properties. This would make a positive contribution to the character of the area. Thus the proposal would not result in cramped form of development within the plot.

6.4. The design and appearance of the replacement dwelling would reflect the existing front gables of the surrounding dwellings. It is noted that a double pitched roof with a central valley it proposed. This roof design is the same as that submitted for pre-application advice. This roof design reflects the original dwelling. It is an established solution to avoid overly tall or crowned roofs. The proposal is not for a 3-storey

house. The design of the roof including the catslide element would visually maintain the stepped appearance between dwellings respecting the contours of the valley slide. The additional storey of accommodation is contained within the roof and would not be evident from the street.

- 6.5. The front elevation would be in keeping with the character and appearance of the Spinfield Park.
- 6.6. For the above reasons the proposal would not have a detrimental impact upon the character and appearance of the location.

### **Impact of the development on the residential amenities of the neighbouring dwellings**

Adopted Local Plan (ALP): G3, G8;

Core Strategy Development Planning Document (CSDPD): CS19;

Residential Design Guidance Supplementary Planning Document;

New Local Plan Submission Version: Policies CP1 (Sustainable Development), CP3 (Settlement Hierarchy), CP9 (Sense of Place), DM20 (Matters to be determined in accordance with the NPPF) and DM35

- 6.7. The replacement dwelling would not conflict with the recommended light angles from the neighbouring property No.7. Furthermore the application site is to the north of this neighbour. Therefore the proposal would not have a detrimental impact upon this neighbouring dwelling.
- 6.8. In terms of No.11 the proposed 2-storey rear elevation of No.9 would not project beyond the neighbour. It is noted that the ground floor rear projection would be deeper than No.11. Although the top of the new roof would be visible over the existing fence it would be downhill from the neighbouring dwelling. The single storey element would not have a detrimental impact upon the natural light enjoyed by the neighbouring occupiers.
- 6.9. The occupiers of No.11 have objected to the proposal because they would lose some of the long views across the Thames valley from the area of decking. However there is a no right to attractive views. The site is within the built-up urban town of Marlow and not in the open countryside.
- 6.10. In terms of privacy this is not a secluded or isolated dwelling. The site is with an urban context where there is an existing relationship of overlooking into the neighbouring rear gardens. The proposed replacement 2-storey dwelling with roof dormers would not erode this existing relationship with the neighbouring occupiers.
- 6.11. It is noted that the replacement dwelling would be no deeper than No.7 allowing for the conservatory. This together with the siting of the proposed dwelling would increase the separation. As such the proposal would not have a detrimental impact upon No.7.
- 6.12. The proposal would not have a detrimental or overbearing impact upon the amenity of No.11.

### **Impact upon the residential amenities of future occupiers**

Adopted Local Plan (ALP): T2, Appendix 9;

Core Strategy Development Planning Document (CSDPD): CS20;

Buckinghamshire County Council Parking Guidance

New Local Plan Submission Version: Policies DM33 (Managing Carbon Emissions: Transport and Energy Generation), DM35 (Placemaking and Design Quality)

- 6.13. The replacement dwelling would provide the occupiers with a good level of internal and external amenity.
- 6.14. The garden would continue to provide ample outdoor space.

### **Impact of the development on parking and highway safety**

Adopted Local Plan (ALP): T2, Appendix 9;

Core Strategy Development Planning Document (CSDPD): CS20;

Buckinghamshire County Council Parking Guidance

New Local Plan Submission Version: Policies DM33 (Managing Carbon Emissions: Transport and Energy Generation), DM35 (Placemaking and Design Quality)

6.15. The hard standing to the front of the dwelling will be retained. The proposal would result in a dwelling with 10 habitable rooms within Zone B were there is an expectation to provide 3 parking spaces.

6.16. There is adequate on-site parking.

### **Managing Flood Risk and Sustainable Drainage**

Adopted Local Plan (ALP): G19

Core Strategy Development Planning Document (CSDPD): CS19

Adopted Delivery & Site Allocation Plan: DM17, DM18

New Local Plan Submission Version: CP1, CP10, CP12, DM20, DM33 DM35, DM38, DM39 DM41

6.17. Local Planning Authorities are now required to take into account the effect of a development upon the risk of flooding and surface water drainage. To this end, applicants are now required to provide sustainable drainage and surface water management plans. The applicant has submitted an acceptable management plan for drainage and surface water run-off. The Strategic Flood Management Team at Buckinghamshire County Council has confirmed that it has no objection to the submitted plan subject to a condition requiring the submission of a detailed surface water drainage scheme.

### **Affordable Housing**

Adopted Local Plan (ALP): H2, H9

Core Strategy Development Planning Document (CSDPD): CS13, CS19

New Local Plan Submission Version: CP1, CP4, DM20

6.18. The site is too small to meet the threshold for affordable housing.

### **Building sustainability**

Adopted Local Plan (ALP): G12, G15, G19

Core Strategy Development Planning Document (CSDPD): CS17, CS18, CS19

Adopted Delivery & Site Allocation Plan: DM17, DM18

New Local Plan Submission Version: CP1, CP10, CP12, DM20, DM33 DM35, DM38, DM39 DM41

6.19. 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 was superseded in October 2016 by ministerial policy to transfer the issue to Building Regs. It is therefore only considered necessary to condition the water efficiency.

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

6.20. 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.

6.21. 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

6.22. As set out above it is considered that the proposed development would accord the development plan policies.

### **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 P 289/1; P 289/2/A; P 289/3; P 289/4; P 289/5; P 289/6/A; P 289/7/A; P 289/8/A; P 289/9/A; P 289/10/A; P 289/11; P 289/12 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 development hereby permitted shall be finished in accordance with the materials as set out in section 9 of the application form and plan numbers P 289/1; P 289/2/A; P 289/3; P 289/4; P 289/5; P 289/6/A; P 289/7/A; P 289/8/A; P 289/9/A; P 289/10/A; P 289/11; P 289/12 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.
- 4 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 DM18 of the Adopted Delivery and Site Allocations Plan (July 2013).
- 5 Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:
  - Full construction details of all SuDS and drainage components
  - Detailed drainage layout including storage volumes of all SuDS components
  - Calculations to demonstrate that the proposed drainage system can contain up to the 1 in 30 storm event without flooding. Any onsite flooding between the 30 and the 1 in 100 plus climate change storm event should be safely contained on site.
  - Details of proposed overland flood flow routes in the event of system exceedance or failure, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants, or to adjacent or downstream sites.
  - Details of who is responsible for the maintenance of SuDS componentsReason: The reason for this pre-start condition is to ensure that a sustainable drainage strategy has been agreed prior to construction in order to ensure that there is a satisfactory solution to managing flood risk.

- 6 Prior to occupation of the development, space shall be laid out within the site for parking and manoeuvring, in accordance with details to be submitted to and approved in writing by the Local Planning Authority. This area shall be permanently maintained for this 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.

#### INFORMATIVE(S)

- 1 In accordance with paragraph 38 of the NPPF2 Wycombe District Council (WDC) approach decision-taking in a positive and creative way taking a proactive approach to development proposals focused on solutions and work proactively with applicants to secure developments. WDC work with the applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applications/agents of any issues that may arise in the processing of their application. Following the site visit and case review no further details were required by the local planning authority. However additional drainage details were required in respect of sustainable drainage these were received and Bucks.CC were consulted. Due the additional drainage details the application ran over the initial target date. The Application was informed of the delay.
- 2 It is an offence under S 151 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.