Contact: Matthew Jackson DDI No. 01494 421522

App No : 18/07520/FUL App Type : FUL

Application for : Householder application for construction of first floor to create additional living accommodation

At Monkenden, Studridge Lane, Speen, Buckinghamshire, HP27 0SA

Date Received : 26/09/18 Applicant : Ms Long & Ms Shirley

Target date for decision: 21/11/18

1. Summary

1.1. Planning permission is sought to add a first floor to the bungalow. This would change the dwelling to a two storey house and would add a further 4 bedrooms and a family bathroom at first floor.

1.2. The land is designated at Chilterns Area of Outstanding Natural Beauty, Built up area in the Green Belt, Speen Conservation Area and Residential Zone C of the Buckinghamshire Countywide Parking Standards.

1.3. The application is recommended for refusal as it fails to respect the character and appearance of the existing dwelling by virtue of its design, scale and appearance. By virtue of its proximity to the front boundary, its scale and appearance and its orientation, it fails to preserve and enhance the special character and appearance of the Conservation Area. By virtue of its height and position relative to 3 Monkton Way it would appear over dominant and overbearing, to the detriment of the residential amenities of that dwelling, and result in loss of privacy.

2. The Application

2.1. The existing property is a detached bungalow in a wide but shallow, rectangular plot. The proposed development would remove the existing roof and add a new first floor with roof above. This would create first floor accommodation consisting of a master bedroom with ensuite and dressing room, a further 3 bedrooms and family bathroom.

2.2. The proposal seeks to increase the ridge height of the existing dwelling from 5.2m to 7.45m. It also introduces first floor windows in the North Western, North Eastern and South Western elevations.

2.3. The application is accompanied by:

- Plans WDC1; 17/016-1; 19/005/4; 19/005/1A; 19/005/2; 19/005/3; 19/005/2A; 19/005/6.
- Design and access statement

3. Working with the applicant/agent

3.1. In accordance with paragraph 38 of the NPPF(2019) 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.

3.2. This application was not the subject of pre-application advice.

3.3. In this instance the planning agent was advised that the proposal as originally submitted resulted in an unacceptable degree of overlooking to the neighbouring

dwellings and the 9m height resulted in a proposal which had excessive bulk and mass and was too large for the plot and out of keeping with the Conservation Area. It would also result in loss of light and have an overbearing impact on the house to the rear and its garden.

3.4. The planning agent responded by submitting a series of amended plans for informal consideration to try and address these concerns. The agent was advised that these had not addressed all the issues and the application would still be recommended for refusal. Nevertheless, the agent asked for the application to be determined on the basis of the latest set of amended plans.

3.5. As the application aroused much interest locally, the Local Councillor requested that it be determined by the Planning Committee.

4. Relevant Planning History

4.1. W/88/5535 – Outline planning permission for the erection of a detached bungalow and garage. Refused 30/03/1988

4.2. W/88/5558 – Detached bungalow. Permitted 30/03/1988. Permitted Development Rights removed Classes I & II.

4.3. W/87/7337 – Outline permission for a detached bungalow. Permitted 30/03/1988. Permitted Development Rights removed Classes I & II. Permitted 25/11/1987.

5. Issues and Policy considerations

Principle and Location of Development

ALP: G3 (General Design Policy), G8 (Detailed Design Guidance and Local Amenity), GB4 (Built up Area within the Green Belt), H17 (Extensions and Other Development within Residential Curtilages), HE6 (New Development in Conservation Areas and Conservation Area Character Surveys), L1 (The Chilterns Area of Outstanding Natural Beauty) Appendix 4 (Design guidelines for extensions).
CSDPD: CS17 (Environmental Assets), CS19 (Raising the quality of place shaping and design)
New Local Plan (Submission Version): DM30 (Chilterns Area of Outstanding Natural Beauty), DM31 (Development Affecting the Historic Environment), DM35 (Placemaking and Design Quality), DM36 (Extensions and Alterations to Existing Dwellings), DM42 (Managing Development in the Green Belt), DM43 (The Replacement or Extension of Dwellings in the Green Belt) (Including Outbuildings))

5.1. Due to the site's location in a residential area in an identified built-up area in the Green Belt, Development Plan policies currently allow for extensions to dwellings provided that the proposal would not harm the open character or visual amenity of the Green Belt. In this particular case, the proposed extension is not therefore currently subject to the 50% threshold that applies to dwellings in those areas that are not defined as 'built up' in the Green Belt. The key considerations in this case therefore relate to the impact on the visual amenity of the area and the impact of the proposals on the residential amenities of the neighbouring dwellings.

5.2. The extension of an existing dwelling in this location in therefore acceptable in principle, provided the details of the scheme comply with all the relevant policies relating to design and the impact on surrounding properties and the character and appearance of the area.

Raising the quality of place making and design & the impact on the Chilterns AONB

ALP: G3 (General design policy), G8 (Detailed Design Guidance and Local Amenity), L1 (The Chilterns Area of Outstanding Natural Beauty), Appendix 4
CSDPD: CS17 (Environmental Assets), CS19 (Raising the quality of place shaping and design)
New Local Plan (Submission Version):CP9 (Sense of place), DM30 (Chilterns Area of Outstanding Natural Beauty), DM35 (Placemaking and Design Quality), DM36 (Extensions

and Alterations to Existing Dwellings),

5.3. This existing dwelling is a single storey bungalow on a plot with a wide frontage. This proposal seeks to add a first floor matching the existing footprint. This changes its character and appearance to a substantial two storey house measuring 12.5m by 12m at its widest points.

5.4. The existing ridge is 5.2m in height. The amended proposal seeks to raise this to 7.45m and introduces 2 new gables and dormer windows which break the eaves. An additional design element is the introduction of 225mm feather boarded timber cladding stained dark brown around the first floor.

5.5. The resultant proposal is an extension which is driven by the dimensions of the ground floor footprint. The wide building spans (9 metres to the front and over 11 metres in depth), create a bulky roof form which is not characteristic of the Chilterns AONB where building spans were traditionally much narrower. Whilst the amended plans have sought to reduce the scale of the building by lowering the eaves, the result is still a substantial enlargement to the existing property which results in a building form which is not characteristic of the surrounding area. The inclusion of gables, which are not an articulation or expression of the building's form, add further to the scale of the building.

5.6. The existing dwelling is constructed from brick and flint with a tiled roof. The proposal introduces timber cladding as part of the extension. Whilst horizontal weatherboarding is found in the AONB it is generally used for outbuildings or small single storey additions. The Chilterns Building Design Guide advises against using weatherboarding unless it is characteristic of the locality.

5.7. In this instance the proposed bulk, scale, mass, form, design and materials would not be characteristic of this sensitive AONB location. The resultant dwelling would therefore fail to assimilate into the street scene and would be detrimental the character of the area.

Amenity of existing and future residents

ALP: G8 (Detailed design guidance and local amenity), H19 (Residents amenity space and gardens) Appendix 1
CSDPD: CS19 (Raising the quality of place shaping and design)
New Local Plan (Submission Version): DM35 (Placemaking and Design Quality), DM36 (Extensions and Alterations to Existing Dwellings), DM40 (Internal space standards)

5.8. The property is located in a shallow plot and has neighbours to the side and to the rear.

5.9. Appendix 1 – Residential Design Guidance located in the ALP has guidance on achieving privacy for residential development. Privacy cannot be maintained as stringently to the front of dwellings, as they are located in the public realm usually overlooking a road, however a minimum window to window distance of 25m should be provided for back to back relationships.

5.10. In its original form the scheme proposed two bedrooms with windows in the rear elevation. At a distance of just 12.5 metres to 3 Monkton Way to the rear at the closest point this was found to be unacceptable. The amended plans have sought to address this by rearranging the internal layout so that the only window to the rear is a bathroom, and putting three windows in the north-west side elevation.

5.11. The distance between Ringdales first floor windows and the proposed first floor windows would be 30m so would be acceptable in that elevation. However, the two rearmost windows in this side elevation, serving a bedroom and treatment room, would have views into the rear garden of 4 Monkton Way, which would result in an unacceptable degree of overlooking and loss of privacy.

5.12. To the rear 3 Monkton Way is only proposed to be overlooked by a family bathroom.

This window can be conditioned to be obscurely glazed and fixed shut to mitigate the potential for overlooking. A hallway window is proposed in the South Eastern Elevation overlooking Strawmoor. The distance wall to wall between the dwelling would only be 19m. However the north Western elevation of Strawmoor is a blank flank which contains no windows.

5.13. The dwelling to the rear of the application site is 3 Monkton Way which is between 12 and 16m away wall to wall and to the north east. In raising the height of the dwelling by 2.25m at that distance the proposal would significantly alter the outlook from the rear of the dwelling and would be overbearing and would result in significant overshadowing in their rear garden.

5.14. The proposed extension, by virtue of its height and position relative to 3 Monkton Way would appear over dominant and overbearing, to the detriment of the residential amenities of that dwelling. The proposal is therefore contrary to Policies H17 and G8 of the adopted Local Plan and Policy DM36 of the emerging Local Plan.

Transport matters and parking

ALP: T2 (On – site parking and servicing),

5.15. When assessed against the Buckinghamshire Countywide Parking Guidance the development should provide an optimum level of parking of 3 spaces. Only 2 parking spaces are proposed as part of the development which would result in a shortfall of a single parking space. In normal circumstances a shortfall of parking will result in displaced vehicles being parked on the road. In this instance this would have a detrimental impact on the residents of Studridge Lane which is only a single vehicles width in this location. The shortfall in parking would result in inconvenience for neighbours due to parking visitors and/or occupiers of that dwelling.

5.16. In this instance there would be potential to provide the required number of parking spaces and, had the scheme been otherwise acceptable this could have been addressed either through amended plans or a condition.

Historic environment

ALP: HE6 (Conservation areas),
CSDPD: CS17 (Environmental assets)
New Local Plan (Submission Version): CP9 (Sense of place), CP11 (Historic Environment), DM20 (Matters to be determined in accordance with the NPPF), DM31 (Development Affecting the Historic Environment)

5.17. The site is located in the Speen Conservation Area and should therefore be of the highest quality and design and be in sympathy with the local landscape and locally traditional building styles to preserve and enhance the special character and appearance of the Conservation Area.

5.18. With the exception of the application dwelling the dwellings to the north of Studridge Lane are two storey dwellings. The dwellings to the left of the application site are older and add to the character of the Conservation area while the dwellings to the right appear to have been built in the last 40 years and have less character. All the newer dwellings have their principal elevation facing the road unlike the application dwelling and were purposely built as two storey dwellings. They are also set 6m back from the front boundary opposed to Monkenden which is 3m from the boundary.

5.19. The extension would result in a large two storey dwelling quite close to the road and as a result the proposal would have an imposing impact on the road. Its building form would also not be characteristic of the surrounding area as outlined above. It is therefore considered to have a detrimental impact on the character and appearance of the Speen Conservation Area.

5.20. The proposed development, by virtue of its proximity to the front boundary, its scale and appearance fails to preserve and enhance the special character and appearance

of the Conservation Area.

Recommendation: Refuse Permission

1 In the opinion of the Local Planning Authority, the proposed development, by reason of its scale, scale, bulk, mass form and materials would be considered to result in an incongruous form of development which would fail to respect the character and appearance of the dwelling, would appear overly dominant and incongruous in the streetscene, which would have a detrimental impact on the character and appearance of the surrounding area, and would fail to preserve or enhance the special character and appearance of the surrounding Chilterns Area of Outstanding Natural Beauty and Speen Conservation Area.

The proposal is therefore contrary to Policies HE6 (New Development in Conservation Areas and Conservation Area Character Surveys), L1 (The Chilterns Area of Outstanding Natural Beauty), H17 (Extensions and Other Developments within Residential Curtilages), G3 (General Design Policy) and G8 (Detailed Design Guidance and Local Amenity) of the Adopted Wycombe District Local Plan to 2011 (as saved, extended and partially replaced), Policies CS17 (The Chilterns AONB) and CS19 (Raising the Quality of Place-Shaping and Design) of the Adopted Wycombe Development Framework Core Strategy (2008) and Policies DM30 (The Chilterns Area of Outstanding Natural Beauty), DM31 (Development Affecting the Historic Environment), DM35 (Placemaking and Design Quality) and DM36 (Extensions and Alterations to Existing Dwellings) of the Wycombe District Local Plan submission version - March 2018.

2 The proposed development by virtue of its size and siting relative to 3 Monkton Way would result in undue loss of light to, and outlook from the rear of windows of 3 Monkton Way and overshadowing to the rear garden. It would also appear dominant and overbearing in appearance from both the rear windows and the rear garden of that property and would represent an unneighbourly form of development. Furthermore the proposed first floor side facing windows would result in an unacceptable loss of privacy to 4 Monkton Way. As such, the development would unacceptably erode the amenities of the occupiers of the neighbouring properties.

The proposal is therefore contrary to Policies H17 (Extensions and Other Developments within Residential Curtilages), G3 (General Design Policy) and G8 (Detailed Design Guidance and Local Amenity) of the Adopted Wycombe District Local Plan to 2011 (as saved, extended and partially replaced), Policy CS19 (Raising the Quality of Place-Shaping and Design) of the Adopted Wycombe Development Framework Core Strategy (2008) and Policies DM35 (Placemaking and Design Quality) and DM36 (Extensions and Alterations to Existing Dwellings) of the Wycombe District Local Plan submission version - March 2018.

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.

In this instance the planning agent was advised that the proposal as originally submitted resulted in an unacceptable degree of overlooking to the neighbouring dwellings and the 9m height resulted in a proposal which had excessive bulk and mass and was too large for the plot and out of keeping with the Conservation Area. It would also result in loss of light and have an overbearing impact on the house to the rear and its garden.

The planning agent responded by submitting a series of amended plans for informal consideration to try and address these concerns. The agent was advised that these had not addressed all the issues and the application would still be recommended for refusal. Nevertheless, the agent asked for the application to be determined on the basis of the latest set of amended plans.
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