

Contact: Taz Poptani DDI No. 0203 589 3987
App No : 18/07931/FUL App Type : FUL
Application for : Householder application for construction of roof extension, part single storey, part two storey rear extension and fenestration alterations
At Wyeseide, Park Farm Road, High Wycombe, Buckinghamshire, HP12 4AF
Date Received : 16/11/18 Applicant : Mr Mohammad Comran
Target date for decision: 11/01/19

1. **Summary**

- 1.1. Planning permission is sought for the construction of a roof extension, part single storey, part two storey rear extension and fenestration alterations.
- 1.2. The proposal will respect the character of the site, the surrounding locality, and the amenity of the neighbouring occupiers. Furthermore it would have no adverse impact on highway safety.
- 1.3. The application is recommended for approval.

2. **The Application**

- 2.1. Planning permission is sought for the construction of a roof extension, part single storey, part two storey rear extension and fenestration alterations. The single storey element would measure a maximum of 8m in depth, 10.5m in width and 3m in height with a flat roof. The first floor element would measure a maximum of 4.5m in depth and 10.4m in width. The first floor extension would be set under a new pitched roof which would also span over the existing dwelling and would have a maximum height of 9.1 metres.
- 2.2. The application property is a two storey detached dwelling situated to the eastern side of Park Farm Road and is situated within a large rectangular shaped curtilage with off-road parking to the front and side driveway. The street scene of Park Farm Road slopes down at a medium gradient from north to south and the dwelling is adjoined by residential properties to the north and is located within the built-up area of High Wycombe.

3. **Relevant Planning History**

- 88/07949/FUL – Two storey extension at front. Permitted.
90/05744/FUL – Replace flat roof at rear with pitched roof. Permitted.
91/05915/FUL – First floor extension. Permitted.

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

- 4.1. 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.

- 4.2. 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.

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): Policies 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).

Since 28th March 2018 the emerging policies of the Wycombe District Local Plan submission version - March 2018 are also material. The weight given to individual policies is assessed in accordance with paragraph 48 of the NPPF.

The impact of the proposal on the character and appearance of the area in general

ALP: G3, G8, G10, H17, T2, Appendix 1

CSDPD: CS1, CS19

DSA: DM1

New Local Plan (Submission Version): CP1, CP9, DM20, DM35, DM36

- 5.1 The application seeks planning permission for the erection of a roof extension, part single storey, part two storey rear extension and fenestration alterations. The two storey rear extension would be subservient and proportionate to the remainder of the rear elevation, would be of sympathetic appearance and would be in keeping with the vernacular of the host dwelling. Although the extension would have a notable rearward projection, the application dwelling is situated within a significant sized curtilage and the resultant dwelling would be commensurate to the plot. Furthermore, the extension would not reduce the gap to the side boundaries and would not appear cramped. The extension would be characterised with a hipped roof which would also span over the existing dwelling and would be of sympathetic

appearance. The crown roof section would be partially disguised by the pitched roof to all sides. As such, no objections are raised in this regard.

- 5.2 The siting of the majority of the extensions to the rear of the property is such, that the development would have no adverse impact on the surrounding locality. Although the new roof over the host dwelling would increase its overall ridge height, the adjacent dwelling to the north at Kingscote is situated on a higher ground level and as such, the resultant ridge height would be in keeping with the neighbouring roof heights.

Amenity of neighbouring dwellings

ALP: G3, G8, H17, T2, Appendix 4

CSDPD: CS1

DSA: DM1

New Local Plan (Submission Version): CP1, CP9, DM20, DM35, DM36

- 5.3 As aforementioned, the adjacent dwelling to the north at Kingscote is situated on a higher ground level and as such, the ground floor northern flank windows would not result in a material loss of privacy to their southern flank aspects. Furthermore, these windows would be considered as permitted development. With regards to the first floor balconies, they would be of modest depth and the near side northern balcony would incorporate a privacy screen which would assist in screening the view of the neighbouring garden. Furthermore the view from the nearside balcony would be of the middle garden area and not the area immediately to the rear of Kingscote due to the staggered relationship.
- 5.4 The adjacent neighbouring dwelling to the north at Kingscote is situated on a higher ground level and has been extended by way of a two storey side/rear extension along the shared boundary with the application site. Consideration in this case has been given to the scale and position of the proposed extensions, relative to the position of the nearest neighbouring windows of Kingscote, and the distance from those openings. The proposal would be in compliance with the Council's light angle guidelines and would not be considered to have a detrimental impact upon neighbouring light levels. Furthermore, the hipped design of the roof assists in reducing the bulk and massing of the roof void.

On-site parking

ALP: G3, G8, H17, T2, Appendix 4

CSDPD: CS1

DSA: DM1

New Local Plan (Submission Version): CP1, CP9, DM20, DM35, DM36

Bucks. Countywide Parking Guidance

- 5.5 The application site is situated within Residential Zone B and the resultant dwelling would have in excess of 8+ rooms. The optimum parking requirement for the property would be 3 spaces. On the site inspection, off-road parking for several cars would be available to the front and side driveways and no objections are raised in this regard.

Weighing and balancing of issues – overall assessment

- 5.1. 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.
- 5.2. 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

5.3. As set out above it is considered that the proposed development would accord with the development plan policies and planning permission should be approved.

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 No windows, doors or openings of any kind shall be inserted in the first floor level and above northern flank elevation of the extension hereby permitted without the prior, express planning permission of the Local Planning Authority.
Reason: To safeguard the privacy of occupiers of the adjoining properties.
- 4 The flat roof area of the development hereby approved shall not be used as a balcony, sitting-out or amenity area.
Reason: To preserve the privacy and amenities of adjoining properties.
- 5 Notwithstanding any indication otherwise given on the plans hereby permitted, a 1.8 metre high privacy screen to the northern side of the first floor rear balcony closest to the shared boundary with Kingscote, must be erected prior to the use of the balcony. The privacy screen shall thereafter be permanently retained as such.
Reason: In the interests of the amenity of neighbouring properties.
- 6 The development hereby permitted shall be built and retained in accordance with the details contained in the planning application hereby approved and plan numbers: WDC1, 0, 1 REV B, 2, 3 REV A, 5, 6 REV C, 8 REV B, 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 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 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.