

Contact: Alexia Dodd DDI No. 01494 421462  
App No : 18/08118/FUL App Type : FUL  
Application for : Householder application for single storey front extension including fenestration alterations and part single, part two storey front/side and rear extension  
At 24 Harwood Road, Marlow, Buckinghamshire, SL7 2AS  
Date Received : 30/11/18 Applicant : Ms T Collet  
Target date for decision: 25/01/19

## 1. **Summary**

- 1.1. Planning permission is sought for a single storey front extension including fenestration alterations and a part single, part two storey front/side and rear extension.
- 1.1. The proposal will respect the form of chalet style dwellings in the location. The proposal is reflective of the existing pattern of development within Harwood Road and respects the separation between properties.
- 1.2. The proposal respects the amenity of the neighbouring occupiers and would provide adequate on-site parking.
- 1.3. The application is recommended for approval.

## 2. **The Application**

- 2.1. Planning permission is sought for a single storey front extension including fenestration alterations and a part single, part two storey front/side and rear extension.
- 2.2. The front porch/ extension would be accessed by a ramp.
- 2.3. The development would be finished in render with vertical timber boards. The roof would comprise of matching plain tiles. The window frames would be powder coated aluminium.
- 2.4. The existing single storey side garage would be removed to enable the proposed extensions.
- 2.5. The application is accompanied by:
  - a) Covering letter
- 2.6. Amended plans were sought and received to:
  - reduced height of porch
  - reduced depth of extension adj. to no.22
  - include a parking layout for 4 x cars on-site
- 2.7. The site comprises of a chalet style property linked to No.22 by a garage.
- 2.8. The dwelling is located within a relatively flat residential road where many dwellings have been extended. Due to the difference of approaches taken to extend dwellings within the area there is now little uniformity.
- 2.9. The site has generous front and rear gardens. The rear garden of the site and that of neighbours are not secluded. The neighbouring dormer windows are clearly visible from within the applicant's rear garden. There is mutual overlooking due to habitable accommodation within the existing loft spaces.

2.10. Nos.24 and 22 share a party wall between the respective garages. To the rear of neighbouring garage at No.22 there are no habitable room windows adjacent to the common boundary.

2.11. The existing dwelling has eight habitable rooms and 2 spaces on the existing drive. The 'garage' is used as a storeroom. On-street parking is not restricted.

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

3.1. 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 following the site visit amended plans were sought and received.

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

15/07556/FUL, Householder application for construction of single storey side / rear extension to provide annexe – Approved (built)

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

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

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

CSDPD: CS1

DSA: DM1

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

5.1. The Council expects developments to be compatible with the immediate surroundings of the site. Development ought to respect the local urban context of the location. The character of an area ought to be maintained.

5.2. In light of the above No.24 Harwood Road is a modest chalet style dwelling with limited accommodation in the loft. Many dwellings in this location have been generously extended.

5.3. Therefore there are no objections in principle to extensions at No.24 so long as the development complies with all relevant planning policies.

#### **Impact upon the appearance of the dwelling**

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

CSDPD: CS1

DSA: DM1

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

5.4. High standards of design that reflect the locality are encouraged to maintain and reinforce character. Future development of a dwelling ought to have regard to scale and proportions of existing development. They should be sympathetic to the host property.

5.5. In this instance the extensions maintain the form of a chalet style property. The introduction of the front and rear gables are in context with the existing property.

5.6. In particular the porch to the front of the property has been amended to respect scale of the front elevation to No.24. The introduction of a ramped access does not dominate the dwelling.

5.7. The proposed materials would not have a detrimental impact upon the appearance of the site. As such the proposal would not have a detrimental impact upon this chalet style dwelling.

### **Impact upon the appearance of the Street scene**

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

CSDPD: CS1

DSA: DM1

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

- 5.8. Extension to dwellings should not have adverse impact upon the character of an area or the surrounding area. In this instance there is a mixture of dwelling styles within Harwood Road including 2-storey houses, chalet style dwellings and bungalows.
- 5.9. Given that No.24 is set back from the highway by a generous front garden the new front gable would not dominate the street scene. It is noted that some surrounding properties have benefited from front extensions with forward gables which are wider than that proposed.
- 5.10. The rear elevation would not be prominent within the public realm. It would not have a detrimental impact upon the character of Harwood Road.
- 5.11. The amended plan includes a parking area for four cars to the front on a widened drive. It is noted that much of the soft garden would be retained. This would be in keeping the residential character of the location. This proposal would not result in hardstanding dominating the street scene.
- 5.12. No.24 and 22 share are linked by their garages sharing a party wall. The garage serving No.24 is to be removing enabling the development of the proposed side extension. In doing so the side extension is set off the common boundary by the recommended 1m. This 1m gap ensures visual separation between neighbouring properties. It also prevents visual terracing within the street.
- 5.13. Thus for the above reasons the proposal would not have a detrimental impact upon the character and appearance of Harwood Road.

### **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

- 5.14. House extensions and other developments should have regard to the residential amenities of neighbouring properties.
- 5.15. It is noted that from the rear garden of No.24 the neighbouring dormers of Nos. 22 and 26 are visible. There is mutual overlooking due to habitable accommodation within the existing loft spaces. These rear gardens are not secluded.
- 5.16. The two rear gables proposed would, in part, replace the existing dormers at the site. This would not erode the existing relationship between nos. 22, 24 and 26.
- 5.17. The new ground floor windows to the front and rear would not have a detrimental impact upon the neighbouring amenity.
- 5.18. The high level roof light to the top landing would not afford views of the neighbouring dwellings. They are a means of natural light. The proposal include a 1<sup>st</sup> floor flank window to a new bathroom. In order to ensure the future relationship with no.22 if this dwelling were to be extend it would be prudent to the condition obscure glazing with a top opening fan light.
- 5.19. No.26 is to the southwest of the application site. The proposed rear extension being set off this common boundary would not have a detrimental or overbearing impact upon this neighbour's amenity. Nor would the proposal have a detrimental impact upon the levels of natural light to No.26.

- 5.20. With regards to No.22 the position of this neighbouring garage has an influence upon the physical relationship between the two dwellings (nos.22 and 24). The front extension would not have a detrimental or overbearing impact.
- 5.21. In terms of the rear extension the deeper ground floor element would be single storey under a flat roof. This would have an acceptable relationship with no.22. The depth of the first floor element adjacent to the boundary has been reduced. The stepped rear elevation is now has a relationship that is not un-neighbourly. The proposal would not have a detrimental or overbearing impact upon no.22.
- 5.22. Due to the position of the garage at no.22 the rear extension as proposed would not conflict with the Council's guidance upon light angles.
- 5.23. For the above reasons this application is recommended for approval.

### **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

- 5.24. The existing dwelling has 8 habitable rooms and two parking spaces of the drive. The existing garage measures 2.7m by 5.25m. Bucks Countywide Parking Guidance sets out that for garages to be useable they should measure 3m by 6m. Therefore the current 'garage' does not provide a useful parking space.
- 5.25. Within residential parking zone B a dwelling with 8 habitable rooms or 5 bedrooms ought to have parking provision for three cars. Thus there is an existing shortfall of one parking space.
- 5.26. The maximum number of parking spaces for a very large house in parking zone C, is 4 spaces. There is no requirement for 5 spaces within the guidance.
- 5.27. The resulting extension would result in the creation of a dwelling with 14 habitable or 6 bedroom and 4 parking spaces. The proposal has demonstrated that there is sufficient an acceptable level of on-siting parking. It also noted that the site is a short distance from local schools and town amenities.
- 5.28. There are no objections to the proposal in terms of on-site parking. To refuse this application were it is demonstrated there is adequate on-site parking would be therefore be unreasonable.
- 5.29. This planning application cannot resolve issues surrounding thoughtless on-street parking. If an obstruction of the highways does occur due to poor parking this ought to be reported to the appropriate authority.

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

- 5.30. 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.
- 5.31. 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

5.32. 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 development hereby permitted shall be built in accordance with the details contained in the planning application hereby approved and plan numbers 18-118-01 and 18-118-100 rev.D 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 details contained in section 5 of the application form and plan number 18-118-100 rev.D. No other materials shall be used 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 Notwithstanding any other details shown on the plans hereby approved, the window to be inserted in the north eastern elevation of the extension serving the new shower-room, 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 shall thereafter be retained as such.  
Reason: In the interests of the amenity of neighbouring properties.
- 5 Prior to the extensions hereby permitted being first brought into use, the scheme for parking as shown on plan 18-118-100 rev.D shall be laid out and shall not thereafter be used for any other purpose.  
Reason: To ensure sufficient on-site parking.

### 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 following the site visit, amended plans were sought and received.