

Contact: Yee Chung Hui DDI No. 01494 421048
App No : 19/05036/FUL App Type : FUL
Application for : Householder application for removal of existing garage and construction of replacement outbuilding with games room, workshop/store, garage and carport
At 50 St Johns Road, Tylers Green, Buckinghamshire, HP10 8HU
Date Received : 10/01/19 Applicant : Mr Andrew Duxbury
Target date for decision: 07/03/19

1. **Summary**

- 1.1. Planning permission is sought for the removal of an existing garage and the construction of a replacement outbuilding with games room, workshop/store, garage and carport.
- 1.2. An amended proposal has been received, with the replacement garage reduced to single storey, instead of the two storey building originally proposed.
- 1.3. The proposed development is considered subservient and integrates with the character and appearance of the wider area. As a result, it would not be visually intrusive in the street scene, or harmful to the amenities of neighbours.
- 1.4. The application is considered to comply with Development Plan Policies and is therefore, recommended for approval.

2. **The Application**

- 2.1. The application site is within an existing residential area to the north-east of High Wycombe within the Ward of Tylers Green. Along St Johns Road are detached residential units with no uniform design code and have a variation of designs and appearance. They are typically well set-back from the existing road network, with high hedges to front.
- 2.2. The application dwelling, no.50 St Johns Road, is situated between no.46 and no.52, in a wider plot in comparison to the linear-shape of no.46. The existing garage is well-screened from the public views, with the tall hedges to front of the dwelling and existing security fencing. The garage itself is single storey and separated from the main dwelling by the landscaping features in the front garden. It is part hipped and part gable roofed, with a car port for one vehicle on the south-east side. It has a maximum height of 3.1 metres.
- 2.3. It is proposed to replace the existing garage with a replacement outbuilding with games room, workshop/store, garage and carport. The amended scheme is for a single storey structure only. It would be 10.8 metres in width and 10.8 metres in depth and have a maximum height of 4.8 metres. It would be finished with a half-hipped roof containing velux windows on the south east and north-west elevation. It would be finished with plain tiles and plain rendering, to match the existing dwelling.
- 2.4. The application is accompanied by:
 - a) Design and Access Statement
 - b) Site location plan (drawing no. WDC1)
 - c) Block Plan (drawing no. WDC2)
 - d) Existing garage (drawing no. 1)
 - e) Existing elevations (drawing no. 2)
 - f) Amended ground floor plan (drawing no. 6)

g) Amended proposed elevations (drawing no. 7)

2.5. An extension of time has been agreed with the agent/applicant on 21st February 2019 to cover the time period of the neighbours and local Members re-consultation.

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.

3.2. In this instance, the applicant/agent was updated of issues after the initial site visit and provided the opportunity to amend the scheme to overcome Council's concerns. The agent later submitted an amended proposal of a single storey building, rather than the two storey structure that had originally been proposed. The amendment is considered acceptable and is recommended for approval.

4. **Relevant Planning History**

88/07637/FUL – Conversion of bungalow to two storey chalet house by extension at first floor level. Application refused.

89/05642/FUL – Conversion of bungalow to two storey chalet house by extension at first floor level. **Application permitted**

99/05878/FUL - Erection of detached garage. **Permitted and implemented**

Note: Permitted development rights not removed for the garage

5. **Issues and Policy considerations**

Principle and Location of Development

ALP:

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

DSA: DM1 (Presumption in favour of sustainable development)

New Local Plan (Submission Version): CP1 (Sustainable Development), DM33 (Managing Carbon Emissions, Transport and Energy Generation)

5.1. As mentioned above, the application site is within an existing residential area and has an existing garage that is single storey and forward of the dwelling. The existing detached garage is similar to the existing garage of no.69a; it is approximately 10 metres from the application site curtilage and the main road. With the existing landscaping features within the front garden, the garage is not readily visible from either the house, or the road.

5.2. The proposed development has attracted a number of local concerns, with objections on the grounds of impact in the street scene and the character of the wider area and impact on the amenities of adjoining neighbours.

5.3. Having considered the siting of the proposal, which is in a very similar position to the existing garage, there is no issue with the proposed development in principle, subject to the compliance with relevant Development Plan Policies.

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), Appendix 4

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

New Local Plan (Submission Version): DM35 (Placemaking and Design Quality)

- 5.4. The proposed replacement garage is in the same location as the existing structure, but with an increase in building footprint. Amended plans show the proposed development would extend by an additional metre towards the garden and the main dwelling. While it is higher than the existing building it remains single storey only.
- 5.5. Objections have been received on the grounds of the proposed height, suggesting this would be visually intrusive along the street scene. The ridge is about 1.7 metres higher than the existing, but is similar to that of the outbuilding at no.69a and is well screened by the existing landscaping and fencing at the site. As such it would not be unduly dominant in the street and would not be detrimental to the character or appearance of the area. The proposed design and appearance is subservient and matching to the main dwelling.
- 5.6. Mindful of the reasons mentioned above, proposed development does not appear to be incongruous along the street scene nor does it appear to be out of keeping with the existing dwelling.

Amenity of existing and future residents

ALP: G8 (Detailed design guidance and local amenity), H19 (Residents amenity space and gardens) Appendix 1, Appendix 4

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

Housing intensification SPD

New Local Plan (Submission Version): DM35 (Placemaking and Design Quality), DM40 (Internal space standards)

- 5.8 Representations have been received from adjoining neighbours regarding the loss of view from their habitable rooms and loss of light to the front of the dwelling as a result of the development.
- 5.9 With the reduction of height of the garage from that initially proposed, the development would not result in any significant loss of light or outlook. There is no right to a view as such, but the proposal would not be overbearing in appearance for neighbours. It would not appear incongruous to the adjoining neighbours and remains set back from the main road and adequately separated from neighbouring dwellings.

Transport matters and parking

ALP: T2 (On – site parking and servicing)

CSDPD: CS20 (Transport and Infrastructure)

DSA: DM2 (Transport requirements of development sites)

New Local Plan (Submission Version): CP7 (Delivering the infrastructure to support growth), DM33 (Managing Carbon Emissions, Transport and Energy Generation)

- 5.10 The application does not include details of the main dwelling and it is unclear what the existing parking requirement is for the dwelling.
- 5.11 However, the application site is located within Residential Zone B of Tylers Green and Loudwater, where the optimum requirement for dwellings is for 3 on-site parking spaces. With the drive and replacement garage, this is met.
- 5.12 With the demolition of the existing garage, the replacement garage and carport will required to be permanently retained and to be used for parking vehicles only and not for other purposes or uses. This is to ensure the on-site parking requirement will be fulfilled thereby avoiding displacement parking within the neighbourhood to the detriment of highway safety.

Flooding and drainage

CSDPD: CS1 (Overarching principles - sustainable development), CS18 (Waste, natural resources and pollution)

DSA: DM17 (Planning for flood risk management)

New Local Plan (Submission Version): DM39 (Managing Flood Risk and Sustainable Drainage Systems)

- 5.13 Application site is not within flood risk zones or any buffer zones of water sources. It is considered there is no known flood risks associated with this application site and the proposed development.

Weighing and balancing of issues – overall assessment

- 5.14 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.
- 5.15 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
- 5.16 As set out above it is considered that the proposed development would accord with the development plan policies and application is recommended for approval.

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; WDC2A; no.1; no.2; no.6; no. 7; 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 only be occupied or undertaken in connection with and ancillary to the occupation of the existing premises or use and shall at no time be severed and occupied as a separate independent unit.
Reason: To prevent the undesirable establishment of a separate independent unit not in accordance with the policies for the area.
- 4 The materials to be used for the external surfaces, including walls and roofs shall be of the same colour, type and texture as those used in the existing dwelling, unless the Local Planning Authority otherwise first agrees in writing.
Reason: To secure a satisfactory external appearance.
- 5 The garage hereby permitted shall be kept available for the parking of motor vehicles at all times The garage/car port shall be used solely for the benefit of the occupants of the dwelling of which it forms part and their visitors and for no other purpose and permanently retained as such thereafter.
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)

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