

Contact: Taz Poptani DDI No. 0203 589 3987
App No : 19/05227/FUL App Type : FUL
Application for : Householder application for a metal sliding access gate with masonry piers & extended dropped kerb.
At 1 Moyleen Rise, Marlow, Buckinghamshire, SL7 2DP
Date Received : 01/02/19 Applicant : Mr S Parry & Ms. Samons
Target date for decision: 29/03/19

1. **Summary**

- 1.1. Planning permission is sought for the construction of a metal sliding access gate with masonry piers & extended dropped kerb.
- 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 erection of a metal sliding vehicular access gate with masonry piers & extended dropped kerb. The piers would have a height of 1.9m and the gates would have a height of 1.8m.
- 2.2. The application property is a detached two storey dwelling constructed from brick with a tiled roof and is situated to the south-western side of Moyleen Rise. The site is situated within an existing residential area and the application dwelling itself is not considered to be of significant architectural merit.

3. **Relevant Planning History**

18/06104/FUL - Householder application for construction of single storey front extension to existing garage to form a studio, construction of first floor extension over existing garage and associated alterations. Permitted.

18/07622/FUL - Householder application for construction of single storey front extension to existing garage to form a studio, construction of first floor extension over existing garage and associated alterations (alternative scheme to pp 18/06104/FUL). Permitted.

19/05110/FUL - Householder application for single storey front extension to existing garage to form a studio, first floor extension over existing garage and associated alterations. Creation of log store and permeable hardstanding to front to create 3 x additional parking spaces (part retrospective) (alternative scheme to PP 18/07622/FUL). 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), G10 (Landscaping) 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. Policy G3 (General Design Policy) states that 'developments should be compatible with the immediate surroundings of the site and appropriate to its wider context by reference to street pattern and land levels, plot sizes, means of enclosure, proportion, scale, bulk, form and massing; and are sympathetic to the design and appearance of their surroundings, including building materials and profile, window pattern, architectural detail, landscape treatment and means of enclosure.'
- 5.2. As aforementioned, planning permission is sought for the erection of a metal sliding vehicular access gate with masonry piers & extended dropped kerb. The piers would have a height of 1.9m and the gate would have a height of 1.8m. The current front boundary treatment facing Moyleen Rise is in the form of a newly planted hedge with an approximate height of 2 metres.
- 5.3. It is considered that the proposed vehicular gate and piers would have an acceptable level of impact on the site and street scene, whilst also allowing a sufficient degree of security for the occupiers of the dwelling. The proposed piers and gate would be in

keeping with similar height boundary treatments, in particular the dwelling to the south-east at No. 178 West Street, which has a similar height brick wall facing the highway boundary of Moyleen Rise. Due to the linear relationship with the wall at No. 178, the front landscaping and visually permeable design of the proposed gates, the overall impact is considered to be at an acceptable level.

- 5.4. Furthermore, the newly planted hedge along the frontage of the site would assist in softening the appearance of the gate and piers and a condition would be attached to the permission for the hedge to be retained at a minimum height of 2 metres for the duration of the permission.

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

- 5.5. Due to the nature of the proposed works, the development would have no adverse impact on neighbouring properties amenity.

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

- 5.6. No objections have been raised by the County Highways Authority with regards to highway and pedestrian safety. Sufficient off road parking would be available to the front driveway.

Weighing and balancing of issues – overall assessment

- 5.7. 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.
- 5.8. 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
- 5.9. 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 piers 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 The existing hedge situated along the front boundary of the site facing Moyleen Rise shall be retained at a minimum height of 2 metres for the duration of the gate and piers hereby permitted. Should any part die or be damaged during the course of development, replacement planting shall be undertaken in accordance with a scheme to be submitted to and agreed in writing by the Local Planning Authority.
Reason: Permission is granted having regard to the present screening and boundary planting in existence, the retention of which will ensure a satisfactory visual appearance.
- 4 The development hereby permitted shall be built and retained in accordance with the details contained in the planning application hereby approved and plan numbers: 17-170-14, 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.