

Contact: Matthew Jackson DDI No. 01494 421522
App No : 19/06404/FUL App Type : FUL
Application for : Householder application for construction of single storey cedar garden room to be used as a home gym and sun room
At Whiteleaf Lodge. Peters Lane. Monks Risborough. Buckinghamshire, HP27 0LG
Date Received : 17/06/19 Applicant : Mrs Helen Jackson
Target date for decision: 12/08/19

1. Summary

- 1.1. Planning permission is sought for the erection of a detached garden room in the rear garden.
- 1.2. The design and siting of the building are considered to be acceptable and the application is recommended for approval.

2. The Application

- 2.1. Planning permission is sought for the erection of a detached outbuilding to be used as a home gym and sun room. The outbuilding is proposed to be constructed with a timber frame and timber cladding.
- 2.2. It has a green; composite; mono pitched roof; measuring 2.7m at the top edge and 2.4m at the eaves. It measures 4.8m in width and 7.5m in length. It has full length glazed windows and doors in the front and side elevations but no openings in the rear elevation.
- 2.3. The outbuilding is proposed to be located 35m to the rear of the house, adjacent to the side boundary, to the rear of Beechurst.
- 2.4. The application dwelling is a detached two storey house with a thatched roof and white washed walls. It has been extended to the side and rear and has a detached single garage to the front. It has a small frontage which forms the driveway, and mature gardens, which are set down to the rear of the house, extend for 80m.
- 2.5. The application dwelling is located in Green Belt and the Chilterns Area of Outstanding Natural Beauty.

3. Working with the applicant/agent

- 3.1. In accordance with paragraph 38 of the NPPF 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 a local Councillor has requested that if the application is recommended for approval it be brought to Planning Committee for determination, due to concerns about the proximity to the boundary and the impact that may have.

4. Relevant Planning History

09/06437/FUL - Householder application for replacement of existing thatched roof with new tiled roof profile with dormer windows and construction of two storey side extension and roof alterations to retained single garage. Permitted 06.11.2009

09/07243/FUL - Householder application for replacement of existing thatched roof & formation of new roof profile & enlarged first floor accommodation with new simple thatched roof added; construction of two storey side extension (alternative scheme to p/p 09/06437/FUL). Permitted 21.01.2010.

17/05790/FUL - Householder application for erection of single storey rear extension, insertion of 4 velux rooflights to side & new window in gable in connection with loft conversion, re-thatch over existing ground floor side window & alterations. Permitted 12.05.2017

5. Issues and Policy considerations

Principle and Location of Development in the Green Belt

DSA: DM1 (Presumption in favour of sustainable development),
Wycombe District Local Plan: CP1 (Sustainable Development), CP3 (Settlement Strategy), DM42 (Managing Development in the Green Belt) and DM43 (The Replacement or Extension of Dwellings in the Green Belt (including outbuildings))

5.1. The site is located in the Green Belt.

5.2. Policy DM43 of the adopted Local Plan states that the erection of residential outbuildings will be considered appropriate development in the Green Belt outside of a built up village as identified on the proposals map, when they comply with a number of criteria.

5.3. Proposals for outbuildings in the Green Belt will only be acceptable provided;

- 1) the volume of the proposed outbuilding would not exceed 25 percent of the volume of the original house;
- 2) the volume of all outbuildings on the property would not exceed 140 cubic metres;
- 3) it would be single storey only;
- 4) Would be less than 4m in height; and
- 5) It would not cover any more than 50 percent of the garden area.

5.4. In this instance the proposed outbuilding complies with all 5 requirements (having a volume of 91.8 cubic metre) and is therefore acceptable in principle. The size of building proposed would not have an adverse impact on the openness of the Green Belt.

The impact of the proposal on the character and appearance of the original property.

Wycombe District Local Plan: CP9 (Sense of place), DM35 (Placemaking and Design Quality)

5.5. The outbuilding is of a design which is in keeping with the existing dwelling.

5.6. It has a contemporary design which is residential in appearance and is of a scale and siting which makes it subservient to the existing dwelling. Its proposed use is ancillary to the residential use of the dwelling and is therefore considered to be in keeping with the existing dwelling.

The impact on the Chilterns Area of Outstanding Natural Beauty

DSA: DM1 (Presumption in favour of sustainable development),
Wycombe District Local Plan: CP1 (Sustainable Development), DM30 (Chilterns Area of Outstanding Natural Beauty) DM36 (Extensions and alterations to existing dwellings)

5.7. The application site is in the Chilterns Area of Outstanding Natural Beauty (AONB). Development in the AONB should be of high quality design appropriate to its setting. This proposal incorporates design elements of the existing dwelling, matches materials and is subservient in scale to it.

5.8. It would not be particularly visible from the wider landscape and therefore it would have no detrimental impact on the character and appearance of the area. The proposal is considered to preserve the character and appearance of the Chilterns Area of Outstanding Natural Beauty.

Transport matters and parking

Wycombe District Local Plan: DM33 (Managing Carbon Emissions, Transport and Energy Generation)

- 5.9. The existing parking layout meets the requirements for a dwelling of this size in this location under the Buckinghamshire Countywide Parking standards.

Amenity of existing and future residents

New Local Plan: DM35 (Placemaking and Design Quality), DM36 (Extensions and alterations to existing dwellings)

- 5.10. The proposed outbuilding will not overlook any of the neighbouring dwellings.
- 5.11. The outbuilding is proposed to be located 35m from the rear of the house next to the boundary shared with the neighbour Beechurst, which is on Peters Lane. It is proposed to be oriented facing into the garden so the rear wall will run parallel with the rear boundary of Beechurst. The windows in the side will look up and down the garden and the windows and doors in the front across the garden.
- 5.12. The boundary with Beechurst is formed by a hedge and trees which provides natural screening between the two dwellings. The boundary with Holly House the other neighbour is similar. As a result the outbuilding will not increase the current levels of overlooking between the application site and the neighbouring dwellings.
- 5.13. The rear garden of Beechurst is just 9m in length, so the rear of the outbuilding could be as close as 10m from the rear of the house. It is however to the north of the house so it would have little impact on the sunlight entering the rear of the house. Although it would be visible from Beechurst it would not have a significant impact on the outlook from that property, in terms of degree of enclosure, as the height is relatively low, with the lower eaves line, which is parallel to the boundary, at 2.4 metres.

Environmental issues

Wycombe District Local Plan: DM20 (Matters to be determined in accordance with the NPPF)

- 5.14. The proposal will not create any environmental issues which would have a detrimental impact on any of the neighbouring dwellings.
- 5.15. The outbuilding is proposed for residential use and so would not generate significant noise over and above that of the existing residential use of the property.
- 5.16. The orientation of the building means that light spill will be kept to a minimum as it will be directed away from the nearest neighbours on Peters Lane.

Weighing and balancing of issues – overall assessment

- 5.17. 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.
- 5.18. 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
- 5.19. As set out above it is considered that the proposed development would accord with the development plan policies.

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 WDC1A; WDC1B and WDC2 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 materials used for the development shall be of those specified in the application form and approved plans unless the Local Planning Authority otherwise first agrees in writing.
Reason: To secure a satisfactory external appearance

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 a local Councillor has requested that if the application is recommended for approval it be brought to Planning Committee for determination.

