

Contact: Heather Smith DDI No. 01494 421913

App No : 18/07939/FUL App Type : FUL

Application for : Demolition of 2 & 3 Wash Hill Lea, erection of 1 x detached 5 bed dwellinghouse and pair of semi-detached 5 bed dwellinghouses with forecourt car parking and associated alterations

At 2 & 3 Wash Hill Lea, Wooburn Green, Buckinghamshire, HP10 0JD

Date Received : 12/11/18 Applicant : BJC Properties

Target date for decision: 07/01/19

1. **Summary**

- 1.1. Full planning permission is sought for the demolition of No. 2 and 3 Wash Hill Lea and the erection of 1 x 5 bed dwelling house and a pair of 5 bed semi-detached dwelling houses, with forecourt car parking and associated alterations.
- 1.2. The proposed development is in keeping with the character of the surrounding area, including the nearby Conservation Area and will have no adverse effect upon the amenities of neighbouring properties.
- 1.3. A satisfactory means of vehicular access and off street car parking can be provided to support the development.
- 1.4. This proposal will not give rise to undue surface water flooding.
- 1.5. This proposal complies with the policies in the Development Plan and is recommended for approval.

2. **The Application**

- 2.1. No's 2 and 3 are two, detached dwelling houses, situated on the north western side of Wash Hill Lea, Wooburn Green. The surrounding area is predominantly residential and is characterised by a mix of single storey bungalows and two storey detached houses. Properties are sited in a ribbon of development along a narrow, private access drive.
- 2.2. The submitted plans show that both existing dwellings are to be demolished and replaced by 1 x 5 bed dwelling house and a pair of semi-detached 5 bed dwellings.
- 2.3. The proposed dwellings would be sited on a similar front building line as adjacent properties and would two storeys in height from the road frontage and three storeys in height from the rear. Additional accommodation is also proposed within the roof area.
- 2.4. Vehicular access to the properties would be provided via Wash Hill Lea and forecourt car parking is shown to be provided for each dwelling.
- 2.5. The application is accompanied by:
 - a) Planning Statement
 - b) Surface Water Drainage Plan
- 2.6. Amended plans have been received showing the reduction in the bulk of the proposed roof, internal alterations to include a lounge area and additional landscaping on the forecourt parking area.

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

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 was provided with pre-application advice. The applicant/agent was updated of any issues after the initial site visit and was requested to provide a surface water drainage scheme; a parking layout and alterations to the roof structure. The applicant complied and the application was subsequently recommended for approval.

4. Relevant Planning History

- 4.1. None relevant for No. 2 and 3 Wash Hill Lea
- 4.2. However, full planning permission was granted in 2015 for the demolition of No. 1 Was Hill Lea and to erect a pair of 4 bed dwellings, with rooms in the basement and sunken terrace to rear, together with a new access and parking area, under planning reference 15/07053/FUL. This permission has since been implemented.

5. Issues and Policy considerations

Principle and Location of Development

Wycombe District Local Plan: CP1 (Sustainable Development), CP3 (Settlement Strategy), CP4 (Delivering Homes), DM33 (Managing Carbon Emissions, Transport and Energy Generation)

- 5.1. The application site is situated within an established residential area. Therefore, the erection of new residential development is acceptable in principle.

Affordable Housing and Housing Mix

Wycombe District Local Plan: DM22 (Housing Mix), DM24 (Affordable Housing), DM41 (Optional Technical Standards for Building Regulations Approval)
Planning Obligations Supplementary Planning Document (POSPD)

- 5.2. This application falls below the Council's threshold for affordable housing.

Transport matters and parking

Wycombe District Local Plan: CP7 (Delivering the infrastructure to support growth), DM2 (Transport requirements of development sites)
DM33 (Managing Carbon Emissions, Transport and Energy Generation)

- 5.3. The application site is situated within the urban settlement of Wooburn Green and is within easy reach of local services and transport links. As such, the location of the application site is sustainable.
- 5.4. The submitted plans show that means of access would be provided off Wash Hill Lea, directly onto a forecourt parking area for each property. The County Highways Officer is satisfied that the means of access will accommodate the required visibility splays and that this proposal will not adversely affect highway safety in this location.
- 5.5. In accordance with the Buckinghamshire Countywide Parking Guidance, the application site lies within Zone B where the optimum number of off street car parking spaces for each dwelling is 3. The County Highways Officer has noted that, although the dimensions of the proposed parking spaces fall slightly short of BCPG, they are situated well clear of the public highway. A reason for refusal of this application on the grounds of the size of parking spaces could not be supported, in this instance.
- 5.6. The County Highways Officer has raised no objection to this proposal.

Raising the quality of place making and design

Housing intensification SPD

Wycombe District Local Plan: CP9 (Sense of place), DM34 (Delivering Green Infrastructure and Biodiversity in Development), DM35 (Placemaking and Design Quality)

- 5.7. The area surrounding the application site comprises a mix of dwellings of varying sizes, heights, styles and plot widths. However, each property conforms to an established

building line along the length of Wash Hill Lea and occupies a garden plot with deep rear gardens. The proposed redevelopment of the application site will reflect the established character of the surrounding area by maintaining the front building line and the existing deep rear gardens.

- 5.8. There is no objection to the principle of residential redevelopment on the application site. The subdivision of two residential plots into three separate plots is compatible with the established grain of development in the surrounding area.
- 5.9. In terms of design, the proposed dwellings are of a similar size, height and appearance as the recently completed dwellings on the adjacent plot. The proposed 5 bed detached dwelling will measure approximately 6.6 metres in width by 13.4 metres in depth and will stand at a height of 8 metres in height. The proposed pair of semi-detached dwellings will measure approximately 13 metres in width by 13.6 metres in depth and will stand at a height of 8.5 metres. By contrast, the adjacent pair of semi-detached properties measure 13.6 metres in width by 12 metres in depth and stand at a height of 8.4 metres.
- 5.10. The submitted plans show that the proposed dwellings will be, largely, rectangular in shape with a raised patio area at the rear.
- 5.11. Concern has been raised that the proposed dwelling represent an overdevelopment of the plot. Although, the proposed development will undoubtedly alter the appearance of the application site, the size of the new plots to be created, together with the scale and mass of development, will be compatible with the recently erected development at the adjacent property, (former No. 1 Wash Hill Lea).
- 5.12. The area surrounding the application site is characterised by individual styled, detached dwellings of varying sizes. A sense of openness is created by the gaps that exist between each dwelling. In this instance, the submitted plans show that a minimum gap of 1m will be maintained between the proposed dwellings and the boundary with No 4 Wash Hill Lea. A further gap of approximately 4.5 metres will exist between the proposed detached and pair of semi-detached dwellings and a gap of approximately 3 metres will be provided between the proposed development and the adjacent properties at 1A Wash Hill Lea.
- 5.13. In light of the retained gaps between the dwellings, together with the provision of the large rear garden areas, this proposal is in keeping with the established character of the surrounding area.
- 5.14. Concern has also been raised that the existing property at No 3 Wash Hill Lea is a house of great architecture and beauty. It is inferred that its loss should be prevented. However, despite its attractive appearance, the existing structure is not a listed building and does not lie within a Conservation Area. Therefore, an objection to its loss cannot be substantiated.

Amenity of existing and future residents

Wycombe District Local Plan: DM35 (Placemaking and Design Quality), DM40 (Internal space standards)

- 5.15. Much concern has been raised that the construction phase of the proposed development would cause severe disruption to the amenities of neighbouring residents in Wash Hill Lea. The residents have stated that the existing, mud road is too narrow to accommodate large vehicle, such as delivery vans, builders vans and construction vehicles. Even WDC send a smaller refuse vehicle to collect the waste from this road. The recent construction of two dwellings at No. 1 Wash Hill Lea caused severe disruption to the daily lives of local residents, with construction traffic often blocking the road for long periods of time.
- 5.16. However, although the distress of the local residents can be fully understood, the construction phase of a development is not a matter which could substantiate a reason for refusing the proposal. The local planning authority can have no control over the

parking of construction vehicles, within this private road.

- 5.17. Local residents also raised concern regarding the recent hours under which the recent building work was undertaken. Again, this is not a planning matter of any substance and therefore the local planning authority would not be able to either prevent or control the hours of working. However, issues arising from undue noise and disturbance is a matter for the Council's Environmental Health Department to assess and regulate if necessary.
- 5.18. Concern has also been expressed that the proposed four storeys dwellings will overlook the private rear amenity areas of properties in Butterfield and Old Vicarage Way, to the north and north-west. However, the rear gardens of the adjacent properties are sited over 30 metres away with approximately 40 metres between rear facing habitable windows. Given the degree of separation between the existing and proposed dwellings, no significant loss of privacy will occur, to justify the refusal of planning permission.
- 5.19. With regard to the existing dwellings on either side of Wash Hill Lea, the submitted plans show that only a small secondary window will be installed in the first floor side elevations which could overlook the adjacent residents. As these are secondary sources of light, a planning condition should be imposed which requires that they be fitted with obscure glazing and fixed shut below 1.7 metres, from finished floor level.

Environmental issues

Wycombe District Local Plan: CP7 (Delivering the infrastructure to support growth), DM20 (Matters to be determined in accordance with the NPPF)

- 5.20. A local resident has raised concern regarding the capacity of the public sewer. However, this is not a planning matter and such issues will be dealt with through at the Building Control regulations.

Flooding and drainage

Wycombe District Local Plan: DM17 (Planning for flood risk management)
DM39 (Managing Flood Risk and Sustainable Drainage Systems)

- 5.21. The application site is not situated within a flood risk zone 2 or 3.
- 5.22. The applicant has submitted a surface water drainage scheme with this application. The LLFA has confirmed that the proposed scheme is acceptable, in principle, subject to a further detailed surface water drainage scheme. However, application site is not in an area of ground or surface water flooding and there is no watercourse within the site boundary. It is therefore considered that the site is probably not in an area at risk of flooding. As such, the runoff from additional impermeable surfaces due to the proposal can be stored within the site and either reused or released into the ground through infiltration.
- 5.23. With regard to surface water drainage, provided re-use, infiltration or a combination of both is used, then the development will not result in the increase in flood risk elsewhere. If re-use or on site infiltration methods are subsequently shown not to be possible then the developer will need to demonstrate why this is not possible and how they intend to ensure that the risk of flooding elsewhere will not be increased due to the development. A planning condition should be imposed to this effect.

Ecology

Wycombe District Local Plan: DM13 (Conservation and enhancement of sites, habitats and species of biodiversity and geodiversity importance), DM14 (Biodiversity in development)
DM34 (Delivering Green Infrastructure and Biodiversity in Development)

- 5.24. The application site is situated within an established residential area, where ecological assets are expected to be limited. However, Policy DM34 of the New Local Plan submission version seeks to ensure that all new developments to maximise green

infrastructure and enhancements to local biodiversity.

- 5.25. The redesign of the existing rear garden areas would provide a good opportunity to include features which enhance the environment for a number of ecological species. Therefore, in order to maximise this opportunity, a planning condition should be imposed on any permission requiring details of a biodiversity scheme to be submitted and approved.

Building sustainability

DSA: DM18 (Carbon reduction and water efficiency)

New Local Plan (Submission Version): DM41 (Optional Technical Standards for Building Regulations Approval)

- 5.26. Following the Adoption of the Delivery and Site Allocations Plan (July 2013) and in particular policy DM18 (Carbon Reduction and Water Efficiency) it would have previously been necessary to impose a condition to secure the required 15% reduction in carbon emissions as well as reducing future demand for water associated with the proposed dwelling. However, this was superseded in October 2016 by ministerial policy to transfer the issue to Building Regulations. It is only considered necessary to condition water efficiency.

Weighing and balancing of issues – overall assessment

- 5.27. 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.
- 5.28. 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
- 5.29. 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 1730 P100; 103; 104A; 105; 106A; P107A; 108A; 110A; 111A; 112A; 113A; 114; 115; 116; 117; 118; and 120 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 Notwithstanding any indication of materials which may have been given in the application, a schedule and/or samples of the materials and finishes for the development shall be submitted to and approved in writing by the Local Planning Authority before any work to the external finish of the development takes place. Thereafter, the development shall not be carried out other than in accordance with the approved details.
Reason: To secure a satisfactory external appearance.
- 4 Notwithstanding any indication of materials which may have been given in the application, a schedule and/or samples of all surfacing materials shall be submitted to and approved in writing by the Local Planning Authority before any work to the finished surfaces of the development takes place. Thereafter, the development shall not be carried out other than in accordance with the approved details.
Reason: To secure a satisfactory appearance.
- 5 Drawings of the site identifying the following shall be submitted to and approved in writing by the Local Planning Authority before any development, other than demolition, takes place;
- Existing ground levels on site (spot heights) including a datum point that is located off site. Levels should be Above Ordnance Datum (AOD).
 - The level of the road outside the site. (AOD).
 - The proposed levels on site following completion of the development (for each existing height a proposed height should be identified).
 - The location and type of any retaining structures needed to support ground level changes.
 - The Finished Floor Level for every building that is proposed.
 - Cross sections within the site taken up to the site boundaries. The information supplied should clearly identify if land levels are being raised or lowered.
 - In the case of residential development, sections showing the level of the proposed garden(s) and retaining structures.
- The development shall be carried out only in accordance with the approved details.
Reason: To ensure that the work is carried out at suitable levels in relation to adjoining properties and highways.
- 6 Details of bin and cycle storage facilities shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle and bin storage facilities shall be provided prior to occupation and thereafter the facilities shall be permanently retained, unless otherwise first agreed in writing by the Local Planning Authority.
Reason: To ensure the continued provision of cycle parking and waste storage and in the interests of the amenities of the occupiers and adjacent residents.
- 7 The scheme for parking and manoeuvring indicated on the submitted plans shall be laid out prior to the initial occupation of the development hereby permitted and that area shall not thereafter be used for any other purpose.
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.
- 8 A fully detailed landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority before any development, above damp proof course, takes place.
The scheme shall include provision for:
- * Additional planting to compensate for the loss of some of the existing trees
 - * Native trees to reflect the rural context of the site
- The development shall be implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of amenity and to ensure a satisfactory standard of landscaping.

- 9 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees, plants or areas of turfing or seeding which, within a period of 3 years from the completion of the development, die are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority first gives written consent to any variation.
Reason: In the interests of amenity and to ensure a satisfactory standard of landscaping.
- 10 Details of all screen and boundary walls, fences and any other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority before any development, above damp proof course, takes place. The development shall thereafter only be carried out in accordance with the approved details and the buildings hereby approved shall not be occupied until the details have been fully implemented. The screen and boundary walls, fences and any other means of enclosure which are part of the approved scheme shall thereafter be retained in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority.
Reason: To ensure that the proposed development does not adversely affect the privacy and visual amenities at present enjoyed by the occupiers of neighbouring properties, and to ensure a satisfactory environment within the development.
- 11 Prior to the commencement of any development, other than demolition, on the site, a scheme for the enhancing the quality of the development for ecology including a timetable for implementing the measures contained in the scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented in accordance with the approved timetable and shall thereafter be retained.
Reason: In the interests of the future ecological potential of the site.
- 12 The development, hereby permitted, shall be designed and constructed to meet a water efficiency standard of 110 litres per head per day.
Reason: In the interests of water efficiency as required by Policy CS18 of the Adopted Core Strategy and Policy DM18 of the Adopted Delivery and Site Allocations Plan (July 2013).
- 13 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order), no development falling within Classes A, B and E of Part 1 of Schedule 2 shall be carried out without the prior, express planning permission of the Local Planning Authority.
Reason: In order that the Local Planning Authority can properly consider the effect of any future proposals on the character and amenity of the locality.
- 14 No further windows, doors or openings of any kind shall be inserted in the flank elevations (above ground level) of the development hereby permitted without the prior, express planning permission of the Local Planning Authority.
Reason: To safeguard the privacy of occupiers of the adjoining properties.
- 15 Notwithstanding any other details shown on the plans hereby approved, the window(s) and any other glazing to be inserted in the first floor side elevations of the dwellings 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(s) shall thereafter be retained as such.
Reason: In the interests of the amenity of neighbouring properties.

- 16 The development, hereby approved, shall store all additional runoff within the site and either reuse it or release it into the ground through infiltration. Where the additional runoff is not to be re-used or on-site infiltration methods are not proposed, details showing how the risk of flooding elsewhere will not be increased shall be submitted to and approved by the Local Planning Authority prior to any development taking place. The approved details shall thereafter be implemented prior to the development being brought into use and thereafter managed and maintained for the lifetime of the development.
Reason: To ensure that the development does not increase the risk of flooding elsewhere.

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 was provided with pre-application advice. The applicant/agent was updated of any issues after the initial site visit and was requested to provide a surface water drainage scheme; a parking layout and alterations to the roof structure. The applicant complied and the application was subsequently recommended for approval.