

Contact: Yee Chung Hui DDI No. 01494 421048
App No : 19/06609/FUL App Type : FUL
Application for : Householder application for construction of single storey front and side extension, part single/part two storey rear extension and outbuilding to rear
At 4 Verney Avenue High Wycombe Buckinghamshire HP12 3NE
Date Received : 04/07/19 Applicant : Miss Shazia Hafeez
Target date for decision: 29/08/19

1. Summary

- 1.1. Planning permission is sought for the construction of single storey front and side extension, part single/part two storey rear extension and proposed outbuilding to the rear.
- 1.2. The application is recommended for approval.

2. The Application

- 2.1. The application dwelling is situated within an established residential street along Verney Avenue. To its rear is another residential street, Acorn Gardens and further down Verney Avenue is Kite Ridge School.
- 2.2. The existing dwelling is detached, brick-built with hipped end roof to front and rear, a bay window element projecting across the first floor of both levels on the front elevation and there are no other extensions attached to the rear. An existing detached garage is set back and behind the application dwelling. On the same side of Verney Avenue, surrounding dwellings are of similar roof form and appearance. On the opposite side of the road dwellings are mainly semi-detached with greater mass due to previous permissions granted for alterations and enlargements. Behind the rear of the dwelling are low density bungalows in Acorn Gardens where the size, scale, mass and appearance of the bungalows varied from application dwelling and dwellings along Verney Avenue.
- 2.3. The proposed development would remove the existing garage and replace this with extensions. The proposal is seeking to create a new enclosed front porch of 1.2m length with a hipped roof design, similar to the front porches/extensions on the opposite side of Verney Avenue. This addition continues backwards along the side of the dwelling with a single storey extension of 1.3m width, identical eaves and maximum height as proposed front extension. Two obscure-glazed windows to be inserted serving new living areas and facing No.2.
- 2.4. To the rear of the dwelling a part single/part two storey extension is proposed that would be approx. 8m in length at ground level, 4.5m in length at first floor level with a width totalling to 8m and align with the proposed side extension. Amended plans of the first floor rear extension show this to be set to retain a 1m separation with the adjacent dwelling, no.6 and achieving a width of 6m. The two storey element would have an eaves height of 5.7m from natural ground level and a maximum height of 8m. One obscure-glazed window will be inserted on the side elevation of the ground floor facing no.6 serving the kitchen which is also lit from the rear. Two obscure-glazed windows will be inserted on the first floor side elevation, facing no.6 and serving a bathroom and shower room.
- 2.5. The proposed outbuilding would be situated at the eastern corner of the rear garden. This would measure approx.4m in width, 8m in length, with an eaves height of 2.3m

and overall height of 3.8m, enclosed with a hipped roof. A 1 metre gap would be retained from the shared boundary between no.1 Acorn Garden and no.6 Verney Avenue. A window and doorway would be inserted on the north elevation of the outbuilding and amended plans for the proposed obscure-glazed window to be inserted on the western elevation, looking back to the rear of the application dwelling.

2.6. The application site falls within Residential Zone A of Abbey and within Accessibility Zone 4.

2.7. The application is accompanied by:

- a) Application form
- b) Site and Location Plan - drawing no: 17015/1A
- c) Amended ground and first floor plan - drawing no:17015/2A
- d) Amended elevations – drawing no: 17015/3A
- e) Amended elevations and floor plans for outbuilding – drawing no: 17015/4A
- f) Existing elevations and floorplans – drawing no: 17015/5

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, the applicant/agent was updated of any issues after the initial site visit and provided the opportunity to submit amendments to the scheme/address issues. Amended plans and an extension of time agreed.

4. Relevant Planning History

No relevant planning history for application site

No.27 Verney Avenue:

00/06766/FUL - Construction of two storey side and rear extension & single storey front extension. **Application permitted.**

No.31 Verney Avenue

18/07361/FUL - Householder application for erection of front porch, raising of roof & new pitched roof to existing rear element. Erection of single storey detached building to rear for use as gym/office with shower room. **Application permitted.**

Note: Similar outbuilding proposed to 4 Verney Avenue proposal

No.33 Verney Avenue

17/06340/FUL - Householder application for construction of two storey side and rear extensions including new gable wall, x1 new dormer window, front porch and detached single storey outbuilding (alternative scheme to PP 16/07579/FUL). **Application permitted.**

Note: Retrospective application, outbuilding is similar to 4 Verney Avenue proposal

5. Issues and Policy considerations

Principle and Location of Development

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

5.1. There is no objection to the principle to extensions to the existing dwelling and the erection of an outbuilding to rear garden in this location, subject to compliance with the adopted Development Plan Policies.

Raising the quality of place making and design

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

- 5.2. The application dwelling is located within an established residential area and within a generously sized plot. It is acknowledged there is scope for extensions and the development of outbuilding within the site boundaries of the application site.
- 5.3. Whilst proposed development would increase the building footprint and mass, planning permissions have been granted to a number of dwellings along Verney Avenue for similar extensions and alterations to dwellings, for instance, no.33 and 27. The development of outbuilding would remain acceptable in this location and it should be noted that outbuildings of similar size and scale have been granted for other dwellings in the area, for example, nos.31 and 33. With the matching roof form and setting down of the two storey element below the ridge of the existing dwelling, the proposed development is acceptable in appearance and design in respect of the existing dwelling and the locality.
- 5.4. The proposed development remains set back from the site frontage and would not be incongruous or visually intrusive in the street scene. With the proposed side and rear extension and outbuilding not being readily visible to the public realm, the resultant visual impact to the locality is limited and acceptable.
- 5.5. Representations have been received and objections raised for the use of proposed outbuilding as a gym and this being tantamount to the creation of a new dwelling. Given that proposed outbuilding would be situated to the rear of the application site, would not be accessible to any vehicular access, and will be enclosed by the proposed development to the front, the only access will be via the main dwelling, it is not considered that independent use is at all likely. It is accepted that the outbuilding is therefore ancillary to the main dwelling and compliance with the adopted Local Plan Policy DM36.

Amenity of existing and future residents

Housing intensification SPD

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

- 5.6. Representations have been received with neighbours objecting to the proposed development on the grounds of the loss of light, overshadowing, loss of privacy and overbearing impact to adjoining dwellings. Amended plans have been submitted to address the issues of light impact and any overbearing appearance to no.6.
- 5.7. The retention of a 1 metre gap at first floor level to no.6 would address the issue of loss of light and ensure compliance with the Council's light angle guidance at ground and first floor level to habitable windows of no.6. Having considered the position and siting of the existing garage of, the breach of 60 degree light angle to no.2 would not result in further detrimental harm to no.2's light levels, therefore proposed development is considered acceptable.
- 5.8. Given that existing dwelling sits close to the adjacent dwelling, no.6, with a separation of less than one metre, the existing first floor side window of no.6 is positioned to overlook to the existing side wall of the application dwelling. As such, proposed part two/part single storey rear extension will not create enclosure or a tunnelling effect to the outlook of adjacent dwelling's window, or result in any further detriment to the outlook of the adjacent dwelling's habitable room windows.
- 5.9. In terms of the proposed outbuilding, the retention of separation of 1m from the shared boundary to no.1 Acorn Gardens and no.2 is acceptable. Its height, 3.8m is similar to existing hedgerows to the rear, it is not considered the proposed outbuilding would result in significant loss of light, or be overbearing in appearance to rear adjacent

dwelling, no.1 Acorn Gardens. Furthermore, the side window of 1 Acorn Gardens, positioned closest to the rear boundary of application site, is a bathroom window.

- 5.10. Given the proposed side windows of the extension would be obscure-glazed, there would be no loss of privacy or overlooking impact upon the amenities levels of adjacent dwellings. Amended plans have been submitted to obscure-glaze the window on the west elevation of the proposed outbuilding and there is no loss of privacy to the first floor rear windows of no.2. The other side window and opening proposed on the north elevation of the outbuilding will face the boundary with the bottom of the garden of the neighbour.
- 5.11. As such, proposed development remains acceptable in terms of loss of light, privacy and overbearing in appearance to adjacent dwellings with existing amenities levels of adjacent dwellings not reduced or worsen therefore compliance with the adopted Local Plan Policy DM36 and no objection as a result.

Transport matters and parking

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

- 5.12. In accordance to the Bucks Parking guidance, the enlarged dwelling would require three parking spaces.
- 5.13. Given to the size and width of the existing garage below the standards as set out in the Guidance, existing garage is discounted from parking calculations and there is no loss of parking in the proposal. However, existing parking area to front of the dwelling can accommodate 3 vehicles.
- 5.14. Submission details of the proposal suggested the front parking area will be resurfaced to accommodate 3 parked vehicles. It is considered the proposed parking arrangement is sufficient to accommodate the parking needs of the development.

Weighing and balancing of issues – overall assessment

- 5.15. 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.
- 5.16. 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
- 5.17. As set out above it is considered that the proposed development would accord with the adopted 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 17015/1A; 17015/2A; 17015/3A; 17015/4A; 17015/5; 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 to be used for the external surfaces, including walls, roofs, doors and windows 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.
- 4 The outbuilding 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.
- 5 No further windows, doors or openings of any kind shall be inserted in the flank elevations of the development hereby permitted.
Reason: To safeguard the privacy of occupiers of the adjoining properties.
- 6 Before the first occupation of the extension and outbuilding hereby permitted the windows(s) at side elevations and west elevation of the outbuilding hereby permitted shall be fitted with obscured glazing and any part of the window(s) that is less than 1.7 metres above the floor of any room in which it is installed shall be non-opening. The window(s) shall be permanently retained in that condition thereafter.
Reason: To protect the amenity levels of the occupiers of adjacent dwellings
- 7 The scheme for parking indicated on the submitted plans drawing no.: 17015/1A; 17015/2A; 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 Proposed development hereby permitted should ensure permeable surfaces are used in the development or provision is made to direct run-off water from the hard surface to a permeable area with the curtilage of application site.
Reason: To ensure surface water is effectively run off and avoid on-site surface water flooding.

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 applicant/agent was updated of any issues after the initial site visit and provided the opportunity to submit amendments to the scheme/address issues. Amended plans and an extension of time agreed.

- 2 It is contrary to section 163 of the Highways Act 1980 for surface water from private development to drain onto the highway or discharge into the highway drainage system. The development shall therefore be so designed and constructed that surface water from the development shall not be permitted to drain onto the highway or into the highway drainage system.