



Planning Committee

Date: 16 October 2019
Time: 6.30 pm
Venue: Council Chamber
District Council Offices, Queen Victoria Road, High Wycombe Bucks

Membership

Chairman: Councillor A Turner
Vice Chairman: Councillor N B Marshall

Councillors: Mrs J A Adey, M Asif, Ms A Baughan, S Graham, C B Harriss, A E Hill, D A Johncock, A Lee, H L McCarthy, Ms C J Oliver, S K Raja, N J B Teesdale, P R Turner and C Whitehead

Standing Deputies

Councillors H Bull, D J Carroll, G C Hall, M Hanif, M A Hashmi, A Hussain, M E Knight, Mrs W J Mallen and L Wood

Fire Alarm - In the event of the fire alarm sounding, please leave the building quickly and calmly by the nearest exit. Do not stop to collect personal belongings and do not use the lifts. Please congregate at the Assembly Point at the corner of Queen Victoria Road and the River Wye, and do not re-enter the building until told to do so by a member of staff.

Filming/Recording/Photographing at Meetings – please note that this may take place during the public part of the meeting in accordance with Standing Orders. Notices are displayed within meeting rooms.

Agenda

Item		Page
1.	Apologies for Absence To receive apologies for absence.	
2.	Minutes of the Previous Meeting To confirm the Minutes of the meeting of the Planning Committee held on 18 September 2019 (attached).	1 - 4
3.	Declarations of Interest To receive any disclosure of disclosable pecuniary interests by Members relating to items on the agenda. If any Member is uncertain as to whether an interest should be disclosed, he or she is asked if possible to contact the District Solicitor prior to the meeting.	

Item	Page
<p>Members are reminded that if they are declaring an interest, they should state the nature of that interest whether or not they are required to withdraw from the meeting.</p>	
<p>Planning Applications</p>	
4. Planning Applications	
5. 18/07933/FUL - 303 Desborough Avenue, High Wycombe, Buckinghamshire, HP11 2TL	5 - 17
6. 18/07939/FUL - 2 & 3 Wash Hill Lea, Wooburn Green, Buckinghamshire, HP10 0JD	18 - 44
7. 19/06609/FUL - 4 Verney Avenue, High Wycombe, Buckinghamshire, HP12 3NE	45 - 58
8. 19/06919/FUL - 1 Wordsworth Road, High Wycombe, Buckinghamshire, HP11 2UT	59 - 66
<p>Other items</p>	
9. Pre-Planning Committee Training / Information Session	67
10. Appointment of Members for Site Visits To appoint Members to undertake site visits on Tuesday 12 November 2019 should the need arise.	
11. Delegated Action Undertaken by Planning Enforcement Team	68 - 69
12. File on Actions Taken under Delegated Authority Submission of the file of actions taken under delegated powers since the previous meeting.	
13. Supplementary Items (if any) If circulated in accordance with the five clear days' notice provision.	
14. Urgent items (if any) Any urgent items of business as agreed by the Chairman.	

For further information, please contact Liz Hornby (01494) 421261, committeeservices@wycombe.gov.uk

Planning Committee Mission Statement

The Planning Committee will only determine the matters before it in accordance with current legislation, appropriate development plan policies in force at the time and other material planning considerations.

Through its decisions it will:

- Promote sustainable development;
- Ensure high quality development through good and inclusive design and the efficient use of resources;
- Promote the achievement of the approved spatial plans for the area; and
- Seek to improve the quality of the environment of the District.

(As agreed by the Development Control Committee on 7 January 2009).

Mandatory Planning Training for Planning and Regulatory & Appeals Committee Members

A new Member (or Standing Deputy) to either the Planning or Regulatory & Appeals Committees is required to take part in a compulsory introductory planning training session.

These sessions are carried out at the start of each New Municipal Year usually with a number of 'new Planning & R&A Members/Standing Deputies' attending at the same time.

All Members and Standing Deputies of the Planning and Regulatory & Appeals Committee are then, during the municipal year, invited to at least two further training sessions (one of these will be compulsory and will be specified as such).

Where a new Member/Standing Deputy comes onto these committees mid-year, an individual 'one to one' introductory training session may be given.

No Member or Standing Deputy is permitted to make a decision on any planning decision before their Committee until their introductory training session has been completed.

Members or Standing Deputies on the Committees not attending the specified compulsory session will be immediately disqualified from making any planning decisions whilst sitting on the Committees.

This compulsory training session is usually held on two occasions in quick succession so that as many members can attend as possible.

Please note the pre planning committee training / information session held on the evening of Planning Committee do NOT constitute any qualification towards decision making status.

Though of course these sessions are much recommended to all Planning Members in respect of keeping abreast of Planning matters.

Note this summary is compiled consulting the following documents:

- Members Planning Code of Good Practice in the Council Constitution;
- The Member Training Notes in Planning Protocol as resolved by Planning Committee 28/8/13; and
- Changes to the Constitution as recommended by Regulatory & Appeals Committee.

Planning Committee Minutes

Date: 18 September 2019

Time: 6.32 - 7.55 pm

PRESENT: Councillor A Turner (in the Chair)

Councillors M Asif, Ms A Baughan, S Graham, A E Hill, D A Johncock, N B Marshall, H L McCarthy, Ms C J Oliver, S K Raja, N J B Teesdale, P R Turner and C Whitehead.

Standing Deputies present: Councillors .

Apologies for absence were received from Councillors: Mrs J A Adey and C B Harriss.

49 MINUTES OF THE PREVIOUS MEETING

RESOLVED: That the minutes of the Planning Committee meeting held on 21 August 2019 be approved as a true record and signed by the Chairman.

50 DECLARATIONS OF INTEREST

There were no declarations of interest.

51 PLANNING APPLICATIONS

RESOLVED: that the reports be received and the recommendations contained in the reports, as amended by the update sheet where appropriate, be adopted, subject to any deletions, updates or alterations set out in the minutes below.

52 18/08068/FUL - LAND ADJACENT ALLOTMENT GARDENS, QUEENSWAY, HAZLEMERE, BUCKINGHAMSHIRE

Members voted unanimously to approve the application subject to additional wording to Condition 15. The scheme shall be based on the landscaping proposals and planting schedules that were submitted with the application but should include:

- a greater proportion of native and naturalised plant species that are characteristic of the Chilterns landscape
- details of the proposed boundary and fencing treatment identifying retained and enhanced details
- cross sections of each of the boundaries to demonstrate how these will be detailed
- tree planting to line the roads within the site

RESOLVED: that the application be approved.

The Committee was addressed by Councillor Mrs Oliver, the local Ward Member.

53 19/05996/FUL - WYCOMBE HEIGHTS GOLF CENTRE, RAYNERS AVENUE, LOUDWATER, BUCKINGHAMSHIRE, HP10 9SZ

Members noted a written representation laid out in the Update sheet from Councillor Ms K Wood, the local Ward Member who was unable to attend the meeting.

Members voted unanimously in favour of the motion that the Head of Planning and Sustainability be given delegated authority to determine the application subject to receipt of the final view of the Local Lead Flood Authority.

RESOLVED: that the application be delegated to the Head of Planning and Sustainability to determine the application.

54 19/06404/FUL - WHITELEAF LODGE, PETERS LANE, MONKS RISBOROUGH, BUCKINGHAMSHIRE, HP27 0LG

The Chairman, being a Ward Member, stated he wished to speak as a local Member on the item and therefore yielded the Chair to the Vice Chairman.

Members voted in favour of the motion to approve the application, subject to a condition being added in relation to the provision of any external lighting..

RESOLVED: that the application be approved subject to a Condition in respect of lighting.

The Committee was addressed by Councillor A Turner, the local Ward Member.

The Committee was addressed by Ms Anne Whyte, neighbour in objection and Mr Paul Jackson, the applicant.

55 PRE-PLANNING COMMITTEE TRAINING / INFORMATION SESSION

Members noted that no presentations had been booked for pre-committee training session on Wednesday 16 October 2019. Unless a developer came forward in the meantime, it was agreed that the Planning Committee would start at 6.30pm.

56 APPOINTMENT OF MEMBERS FOR SITE VISITS

RESOLVED: That in the event that it was necessary to arrange site visits on Tuesday 15 October 2019 in respect of the agenda for the meeting on Wednesday 16 October 2019, the following Members be invited to attend with the relevant local Members:

Councillors: Ms A Baughan, S Graham, D A Johncock, N B Marshall, H L McCarthy, Mrs C Oliver, N J B Teesdale, A Turner, P R Turner and C Whitehead.

57 DELEGATED ACTION UNDERTAKEN BY PLANNING ENFORCEMENT TEAM

58 FILE ON ACTIONS TAKEN UNDER DELEGATED AUTHORITY

The file on actions taken under delegated authority since the previous meeting was circulated for the Committee's attention.

59 QUALITY COUNTS TOUR

The Development Manager announced that the final Wycombe District Council Quality Counts Tour would take place on 3 October 2019. The visit would take Members on a tour around the District of sites that had developed over the years. Members were therefore encouraged to attend and it was noted there was a link in the latest Bulletin for Members to register.

Chairman

The following officers were in attendance at the meeting:

Mrs L Bellinger	Principal Development Management Officer
Ms G Hastings	Technical Planning Assistant
Mrs L Hornby	Senior Democratic Services Officer
Mr A Nicholson	Development Manager
Ms R Steele	Assistant Solicitor

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Agenda Item 5.

Contact: Stephanie Penney DDI No. 01494 421823

App No : 18/07933/FUL App Type : FUL

Application for : Construction of two storey side/rear extension and rear balcony. Conversion of dwellinghouse to create 2 x 1 bed flats and 1 x 2-bed flat, widening of existing access on to Desborough Avenue, construction of garden retaining walls and associated parking, cycle store and amenity areas

At 303 Desborough Avenue, High Wycombe, Buckinghamshire, HP11 2TL

Date Received : 29/11/18 Applicant : Mrs Shaheen Begum

Target date for decision: 24/01/19

1. **Summary**

- 1.1. It is considered that the application has been satisfactorily amended to reduce any potential detrimental impacts on highway safety. Whilst this site is located within an area predominately consisting of single family units, the conversion to three flats is not considered to significantly harm the character of the area. There is adequate space within the plot to ensure the appropriate facilities have been accommodated and the extensions proposed do not result in overdevelopment of the plot by virtue of the dimensions and remaining gaps between buildings.

2. **The Application**

- 2.1. Full planning permission is sought for a two storey side extension and rear balcony and conversion of the resultant dwelling to three flats.
- 2.2. The proposed ground floor would accommodate 2 x 1-bed flats and the first floor would accommodate a 2-bed flat.
- 2.3. The site is located within a residential area characterised by detached family dwellings. Adjacent dwellings have obtained planning permission for similar extensions, but remain as single dwellings.
- 2.4. The application is accompanied by:
 - a) Design and Access Statement
 - b) Transport Survey
 - c) Daylight and Sunlight Assessment
- 2.5. The application has been amended reduced the number of units from four to three. Additional parking surveys have also been submitted.

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

- 3.1. In accordance with paragraph 38 of the NPPF (2019) 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 was provided the opportunity to submit amendments to the scheme/address issues.

4. **Relevant Planning History**

- 4.1. 18/06678/FUL. Householder application for construction of two storey side/rear extension, enlargement of existing cross-over and new associated garden retaining

- walls. Application permitted (303 Desborough Avenue)
- 4.2. 18/05864/FUL. Householder application for erection of two storey side and rear extensions, landscaping works including new retaining walls and steps to front and rear (Part Retrospective). Application permitted (301 Desborough Avenue)
 - 4.3. 17/05503/FUL. Householder application for construction of landscaping works including retaining walls and steps. Application permitted (301 Desborough Avenue)
 - 4.4. 15/08369/FUL. Householder application for demolition of existing garage and construction of two storey side extension. Application permitted (303 Desborough Avenue)
 - 4.5. 15/07685/FUL. Erection of two storey side extension and single storey rear extension in connection with conversion of existing dwelling into 2 x 2 bed and 1 x 1-bed flats and 2 x 1 bed studio flats, excavation works to rear with associated retaining walls and steps, landscaping and parking. Application dismissed at appeal (301 Desborough Avenue). This application was refused on matters of intensification, poor living conditions and highway safety. The Inspectorate dismissed the application on grounds relating to poor living conditions of future occupiers for one of the flats only.

5. Issues and Policy considerations

Principle and Location of Development

Wycombe District Local Plan (August 2019): CP1 (Sustainable Development), CP3 (Settlement Strategy), CP4 (Delivering Homes), DM33 (Managing Carbon Emissions, Transport and Energy Generation)

DSA: DM1 (Presumption in favour of sustainable development),

- 5.1. This section of the street is dominated by single family dwellings the intensity of use is perhaps the key determining issue in assessing the impact on the character of an area.
- 5.2. The intensity of use must be in proportion to the size of the original building and those surrounding it, otherwise the property will be used unduly more intensively than its neighbours potentially giving rise to an unacceptable level of noise and disturbance and a high levels of comings and goings.
- 5.3. As a consequence, intensification of use is unlikely to be appropriate in areas of smaller scale housing dominated by single family dwellings. It was previously considered that the proposed intensification of use to 8 units would unacceptably alter the established character of this part of Desborough Avenue.
- 5.4. An application was submitted and dismissed at appeal at the adjacent property, no. 301 Desborough Avenue, for the conversion to five units. One of the reasons of refusal related to the increased intensification. However, the Inspectorate concluded that the impact was not unacceptable:

“The proposal would include the construction of a side and rear extension and the conversion of the property into five apartments. Although this would intensify the residential use of the site, increased comings and goings of occupants of five apartments would not, in the context of a relatively busy road with nearby commercial uses, have a harmful effect on the character of the area. The extensions themselves would be subordinate in size to the main property and would leave adequate space to the side boundaries.

I find in respect of the first main issue then that the proposal would not have a harmful effect on the character and appearance of the area.”

- 5.5. It is therefore considered that the conversion of this adjacent to three dwellings would not have a harmful effect on the character and appearance of the area.

Transport matters and parking

Wycombe District Local Plan (August 2019): CP7 (Delivering the infrastructure to support growth), DM33 (Managing Carbon Emissions, Transport and Energy Generation)

DSA: DM2 (Transport requirements of development sites)

- 5.6. Desborough Avenue is a C class road subject to a 30mph speed restriction. There are no parking or waiting restrictions in place.
- 5.7. The scheme, as submitted was for the conversion to 4 flats and three parking spaces were provided. The Highways Authority previously objected to this due to inadequate parking and manoeuvring.
- 5.8. Consequently the number of units was reduced and additional information provided regarding manoeuvring. This was specifically demonstrated and laid out in figure 2C of the Transport Survey. Accordingly the suggested condition reflects this.
- 5.9. The layout is now acceptable and will not harm highway safety.
- 5.10. Cycle storage has been provided in the rear communal garden area. The requirement is for three spaces. There is ample room in the rear communal garden area. It is acknowledged that the proposed siting would involve occupants carrying the bikes up and down the steps. However, due to the topography, there is no alternative location.

Raising the quality of place making and design

Wycombe District Local Plan (August 2019): CP9 (Sense of place), DM34 (Delivering Green Infrastructure and Biodiversity in Development), DM35 (Placemaking and Design Quality), DM36 (Extensions to Existing Dwellings)

DSA: DM11 (Green networks and infrastructure), DM16 (Open space in new development)
Housing intensification SPD

- 5.11. The proposed extension, retaining walls and balcony is the same as that approved in the 2018 application. The design and form was considered acceptable in this application, and while there has been a change in policy, there is no material change in the consideration of design.

Amenity of existing and future residents

Wycombe District Local Plan (August 2019): DM35 (Placemaking and Design Quality), DM36 (Extensions to Existing Dwellings) and DM40 (Internal space standards)

Housing intensification SPD
Residential Design Guide

Existing Occupiers

- 5.12. The proposed extension and balcony is the same as that approved in the 2018 application. The impact on adjacent occupiers was considered acceptable in this application, and while there has been a change in policy, there is no material change in the consideration of neighbouring impact.

Future Occupiers

- 5.13. In terms of the internal accommodation, this is considered satisfactory and meets the Council's newly adopted policy and Design guide.
- 5.14. The contentious issue relates to the overbearing impact on the future occupiers as a result of the retaining walls. This was the only reason the appeal on the neighbouring site was dismissed.
- 5.15. The Inspectorate stated:

“The rear garden to the property is very steeply sloped and currently terraced. The appeal proposal would include an apartment located within the new single storey rear extension. This would be positioned at a significantly lower ground level than the majority of the garden and excavation works would be required to enable this to be constructed. Accordingly, the outlook from rear habitable rooms, including the only living area, would be significantly limited and natural light also substantially reduced.

Occupants of this apartment would not have the benefit of any living areas facing the more open aspect at the front, nor of any first floor accommodation where outlook would be improved by windows being above the raised level of the garden. On this basis, I consider that occupants of apartment 3 would have a gloomy and unpleasant living environment.

I conclude on the second main issue then that the proposal would not afford adequate living conditions for the occupants of apartment 3 with particular regard to outlook and natural light. It would conflict in this respect with Policy G8 of the LP which includes in its aims the safeguarding of the amenities of residents of the development proposed, including as regards daylight and sunlight and visual intrusion.”

- 5.16. The comments of the Inspectorate have been considered with regard to this current application. However, the impact is significantly different to the refused application. The refused application proposed a 3.8m retaining wall to the rear of apartment 3. It was this that the Inspectorate had issue with.
- 5.17. This proposed scheme has a retaining wall at just 1.2m one metre from the rear elevation. The cill to the window to this rear elevation sits above the retaining wall. Accordingly natural light will be available to this flat.
- 5.18. It is noted that there is a further retaining wall which has a height of 3m, but this is set back 5m from the rear elevation and gradually slopes up. In addition a Daylight and Sunlight Assessment has been submitted which concludes that adequate levels of light are achieved through the development.
- 5.19. Each flat has its own dedicated amenity area directly accessible from each unit. Flat 3 has its own balcony. The site plan indicates that a boundary enclosure is between the areas for flats 1 and 2. However the precise treatment has not been provided. A condition is therefore considered necessary. In addition there is open access to the side boundaries, so it will be necessary to ensure this access is gated to ensure it is secure.
- 5.20. There is a large communal garden area to the rear. This area is private for all residents. It is noted that the area will be shared and overlooked by the flats, however as stated above, each flat has its dedicated area.
- 5.21. Environmental Services has raised concern due to potential disturbance to future occupiers from traffic noise from Desborough Avenue. A condition is therefore considered necessary.

Environmental issues

Wycombe District Local Plan (August 2019): CP7 (Delivering the infrastructure to support growth), DM20 (Matters to be determined in accordance with the NPPF)

- 5.22. The allocation of bins has been indicated on the site plan. However, the plan indicates that they will not be within a store. This is considered unacceptable. However, there is scope to re-site the bins down the side, or provide a covered area. It is therefore considered necessary to request further details, via condition, prior to occupation.

Flooding and drainage

Wycombe District Local Plan (August 2019): DM39 (Managing Flood Risk and Sustainable Drainage Systems)

- 5.23. This site is in flood zone 1 in a low risk of surface water flooding.
- 5.24. A local resident has raised concerns with regard to an existing drain that is on the site of the extension. While this matter is outside of the jurisdiction of planning, if the drain is controlled by Thames Water the applicant will need an agreement from Thames Water. If the drain is not controlled by Thames Water it would be a private matter.

Building sustainability

Wycombe District Local Plan (August 2019): DM41 (Optional Technical Standards for Building Regulations Approval)

- 5.25. It is considered necessary to condition water efficiency in accordance with Policy DM41.

Infrastructure and Developer Contributions

Wycombe District Local Plan (August 2019): CP7 (Delivering the infrastructure to support growth)

DSA: DM19 (Infrastructure and delivery)

BCSNP: Policy 13 (Connecting the Parish)

- 5.26. The development is a type of development where CIL would be chargeable.

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 R224.01; 224.02; 224.04C and 224.07 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 Prior to the occupation of the building, all new or disturbed work to the exterior of the building shall be finished or made good to match the existing.
Reason: To secure a satisfactory external appearance.
- 4 Prior to the occupation of the development hereby approved, the cycle store shall be provided and retained for the life of the development.
Reason: In the interests of the future occupiers
- 5 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).

- 6 A scheme to protect the proposed development from noise from Desborough Avenue shall be implemented before any part of the accommodation hereby approved is occupied, unless the Local Planning Authority otherwise agrees in writing. The scheme shall ensure the indoor ambient noise levels in living rooms and bedrooms meet the standard in BS 8233:2014 of 30dB LAeq for the appropriate time period. The scheme shall include acoustic ventilation to meet the requirements of the Noise Insulation (Amended) Regulations 1988.

Reason: To protect the occupants of the new development from noise disturbance.

- 7 No other part of the development shall be occupied until the existing means of access has been altered in accordance with the approved drawing and constructed in accordance with Buckinghamshire County Council's guide note "Commercial Vehicular Access Within Highway Limits" 2013.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development.

- 8 The scheme for parking and manoeuvring indicated on the submitted plans and drawing number figure 2C in the Transport Survey dated April 2019 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.

- 9 Notwithstanding any other details shown on the plans hereby approved, the window to be inserted in the first floor south elevation of the extension, 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 shall thereafter be retained as such.

Reason: In the interests of the amenity of neighbouring properties.

- 10 Prior to the occupation of the development hereby approved, 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. 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 occupation of the development hereby approved, details a bin store shall be submitted to and approved in writing by the Local Planning Authority. 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 store has been erected in accordance with the approved scheme and shall be retained for the life of the development.

Reason: To ensure that the proposed development provides adequate bin storage.

INFORMATIVE(S)

- 1 In accordance with paragraph 38 of the NPPF (2019) 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 was provided the opportunity to submit amendments to the scheme/address issues.

- 2 The applicant is advised that the off-site works will need to be constructed under a Section 184 of the Highways Act licence. This Small Works Licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the highway. A minimum period of 3 weeks is required to process the agreement following the receipt by the Highway Authority of a written request. Please contact Development Management at the following address for information:-

Development Management (Works Co-ordination & Inspection)
Buckinghamshire County Council
6th Floor, County Hall
Walton Street,
Aylesbury
Buckinghamshire
HP20 1UY

- 3 It is an offence under S151 of the Highways Act 1980 for vehicles leaving the development site to carry mud onto the public highway. Facilities should therefore be provided and used on the development site for cleaning the wheels of vehicles before they leave the site.
- 4 No vehicles associated with the building operations on the development site shall be parked on the public highway so as to cause an obstruction. Any such wilful obstruction is an offence under S137 of the Highways Act 1980.

18/07933/FUL

Consultations and Notification Responses

Ward Councillor Preliminary Comments

Councillor L M Clarke OBE

First comment: I believe that this application does not conform to the Bucks Parking Standard. For four flat there should be 4 spaces, only 3 are shown. There is insufficient room on site to provide a fourth parking space.

The bin store is insufficient for the proposed size of property and would constitute an issue in both entrance and exit of vehicles.

The cycle store is in area that is difficult for the storage of cycles, as it is at one of the highest points of the garden having to negotiate a flight of steps and difficult for ingress/egress.

There is no hard path access to the cycle store itself. There is no illumination indicated to the cycle store itself.

WDC Planning Committee refused a similar application at the neighbouring property because of lack of on-site parking, this too shows this.

If minded to approve please bring to committee for determination and a site visit.

Second comment: I write with reference to your letter of last week about the above planning application and support the Buckinghamshire County Council's Highways Report of 27th June in that a refusal is given for insufficient parking on site. With the increase of traffic and the speed of traffic on this exceptionally busy main route, also an ambulance route too, it is inconsiderate of any planning application to assume they can merely park their overspill parking on the highway.

I also note there would be insufficient provision of space for bin storage for all the properties in the application.

I also ask about the main sewer that runs through the properties of Desborough Avenue, I believe that the proposed extensions cover this and this causes me concern?

Parish/Town Council Comments/Internal and External Consultees

High Wycombe Town - Abbey Ward

County Highway Authority

Comments: No objections subject to conditions

Control of Pollution Environmental Health

Comments: No objection subject to a condition to protect the future occupiers from traffic noise.

Representations

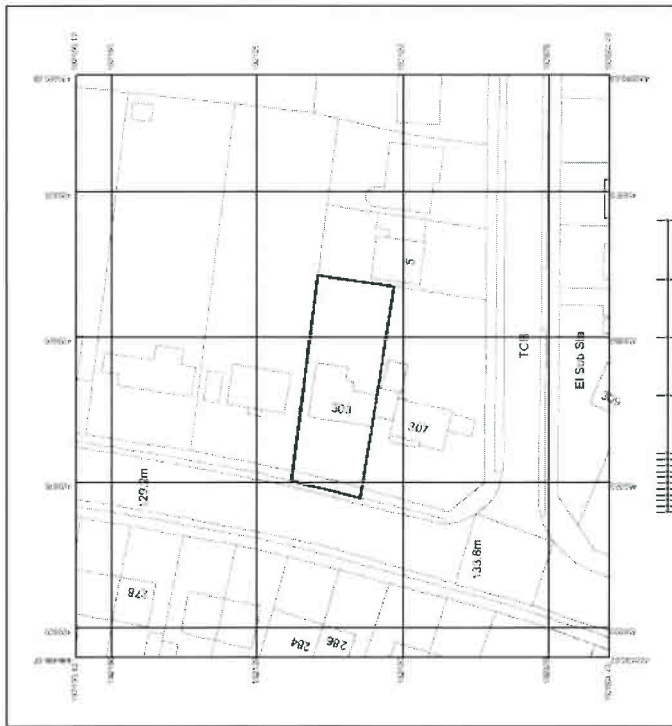
Two letters of objection received from the same occupier:

- Extension is to be erected on a drain

18/07933/FUL

Scale 1/1250





scale bar (metre)

irfanakram
architecture . design

07785 320 348

CLIENT/SITE:

303 Desborough Avenue
High Wycombe,
Bucks,
HP11 2TL

STAGE:

- 1 Preparation & Brief
- 2 Concept Design
- 3 Developed Design
- 4 Technical Design
- 5 Construction
- 6 Handover

DRAWING:

Location Plan

SCALE:

as labelled
(A4)

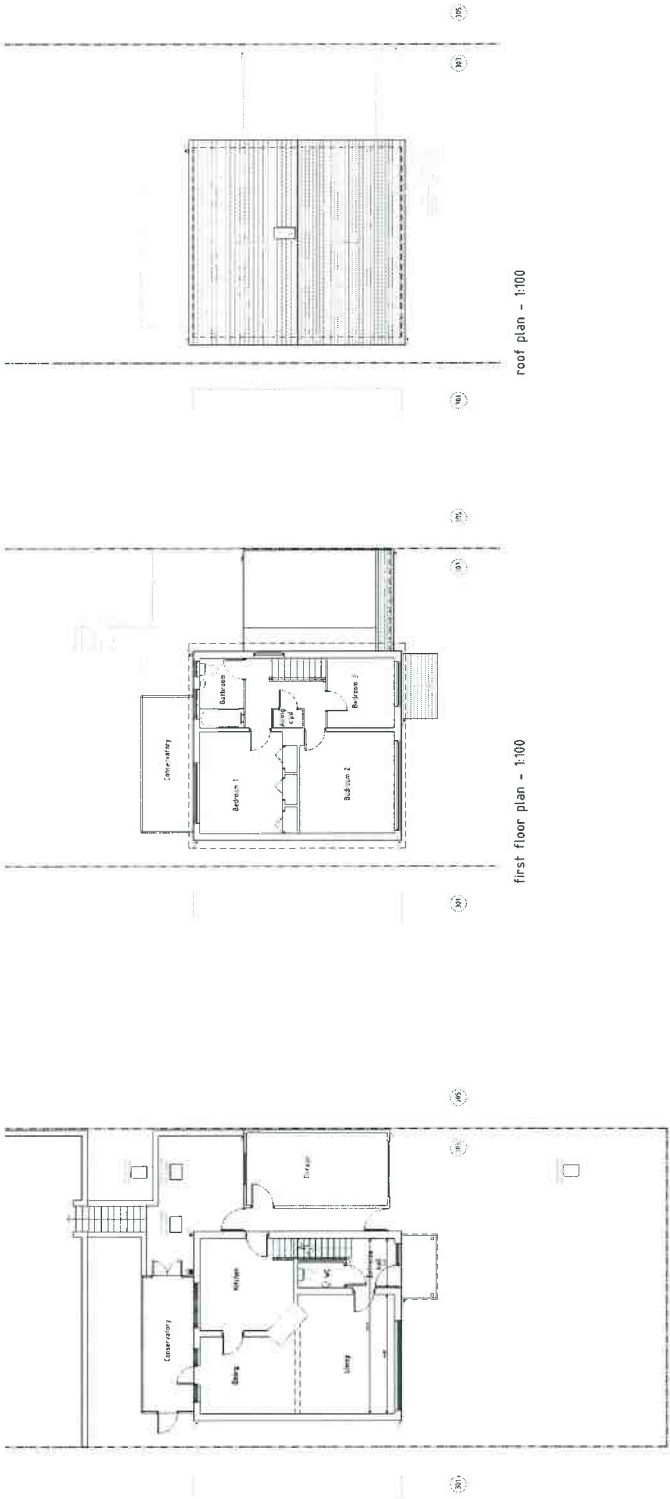
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June 2018

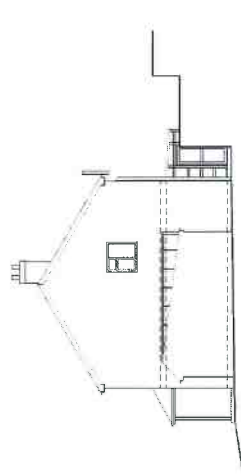
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R224.01

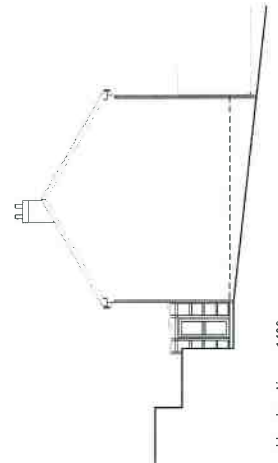
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 All drawings are made to be official
 and are not to be used for any other
 purpose without the written
 permission of Irifanakram
 Architecture.



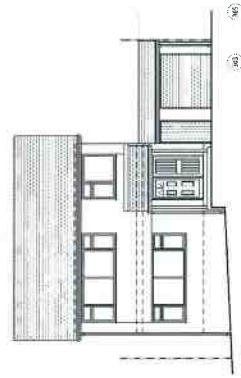
DEARBOROUGH AVENUE
 ground floor plan - 1:100



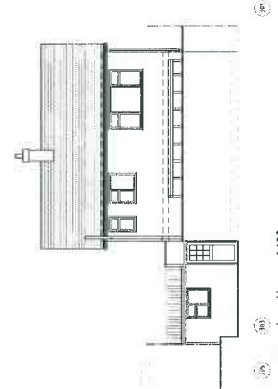
side elevation - 1:100



side elevation - 1:100



front elevation - 1:100

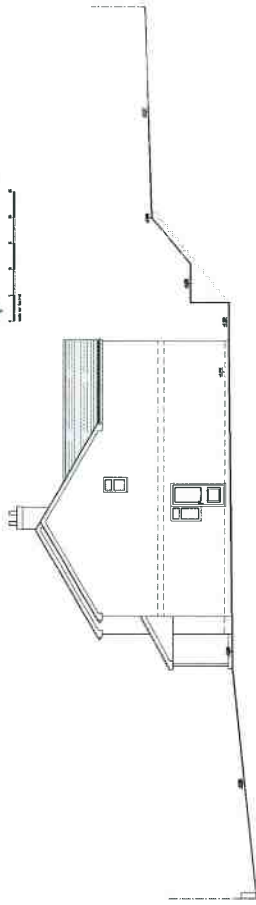
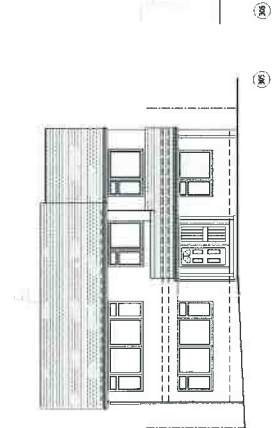
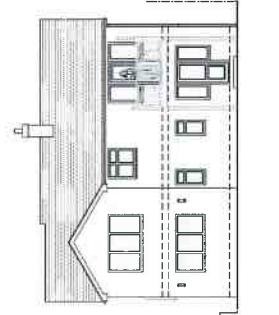
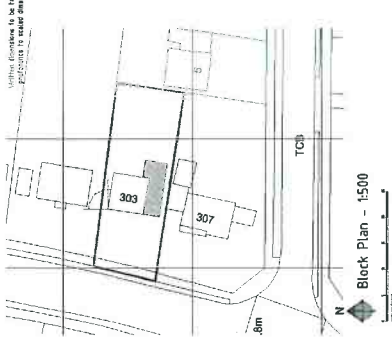


rear elevation - 1:100

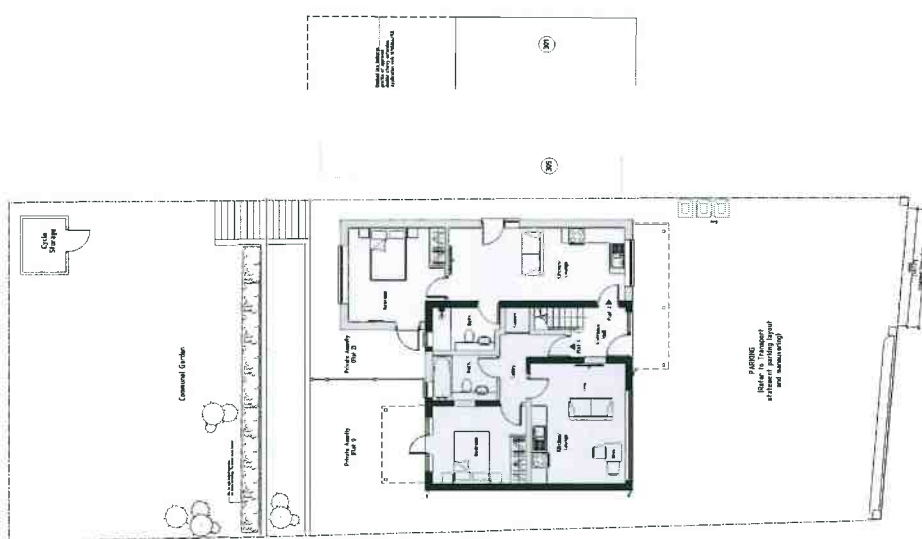
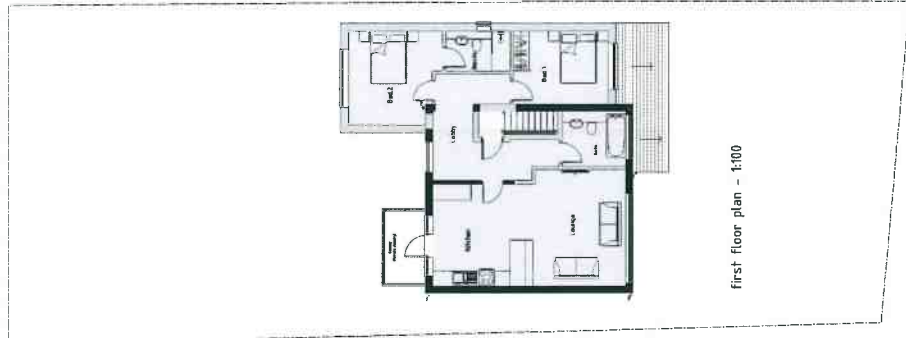
irifanakram
 ARCHITECTURE DESIGN
 07785 320 3149

CLIENT/SITE	STAGE	4. Technical Design	<input type="checkbox"/>
803 Subborough Avenue Deerborough, Derby S11 7LN	1 Preparation & Brief	5. Construction	<input type="checkbox"/>
	2 Concept Design	6. Handover	<input type="checkbox"/>
	3 Developed Design	00	<input type="checkbox"/>
DRAWING	SCALE	DATE	DRAWING NO.
Living floor Plans	1:100	June 2018	R224_02
1:100			

Copyright © Irifan Akram Architects
All dimensions and levels to be checked
and verified by the client before
proceeding to the next stage of
construction.
Scale: 1:500
Date: 12/01/2019



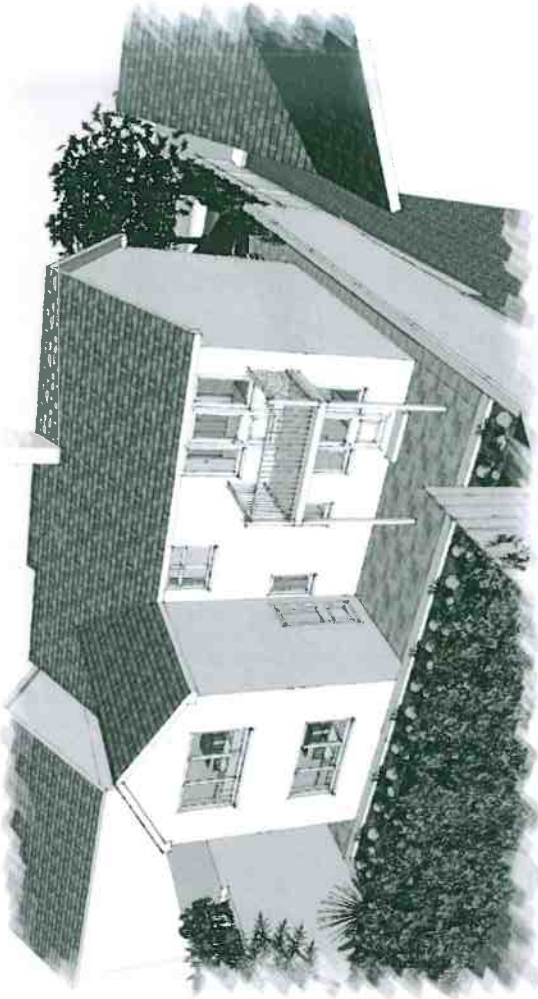
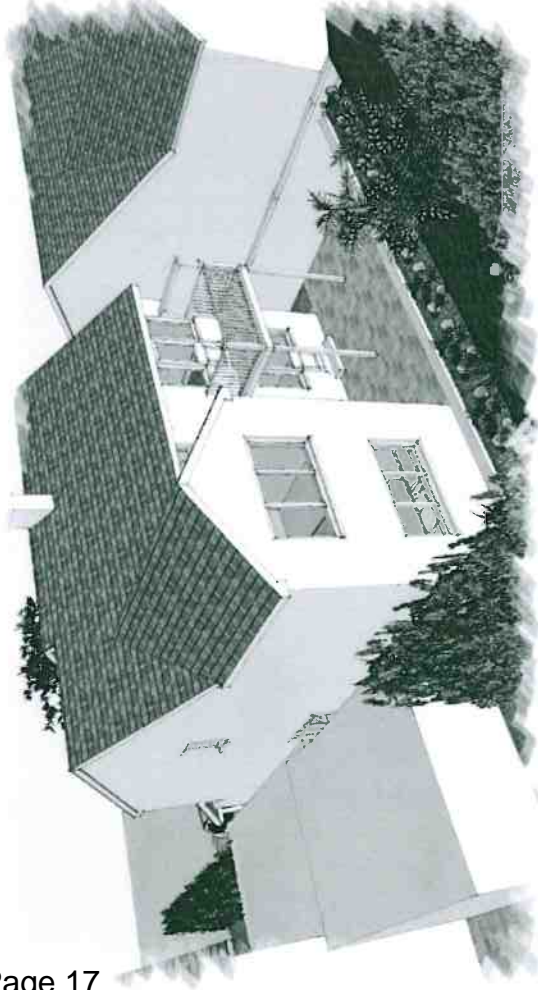
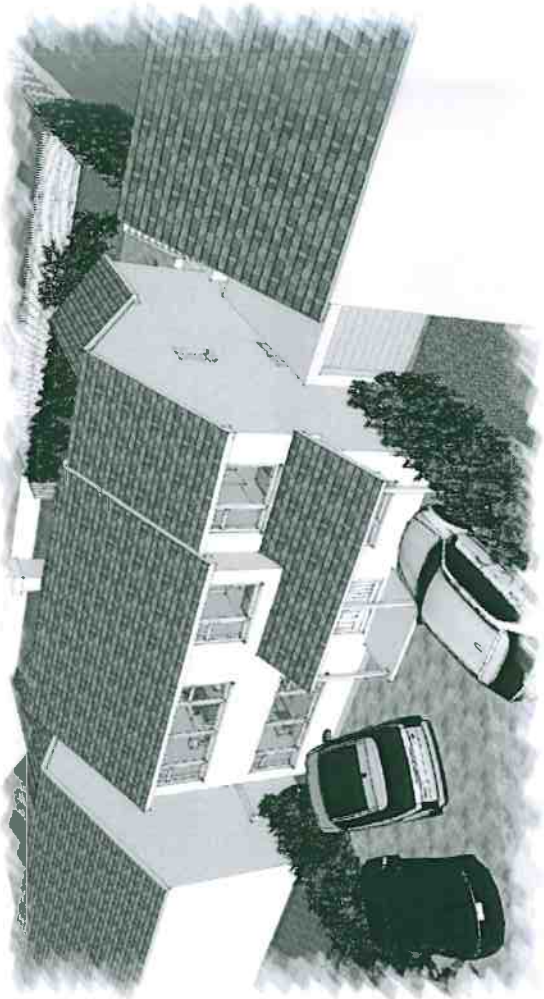
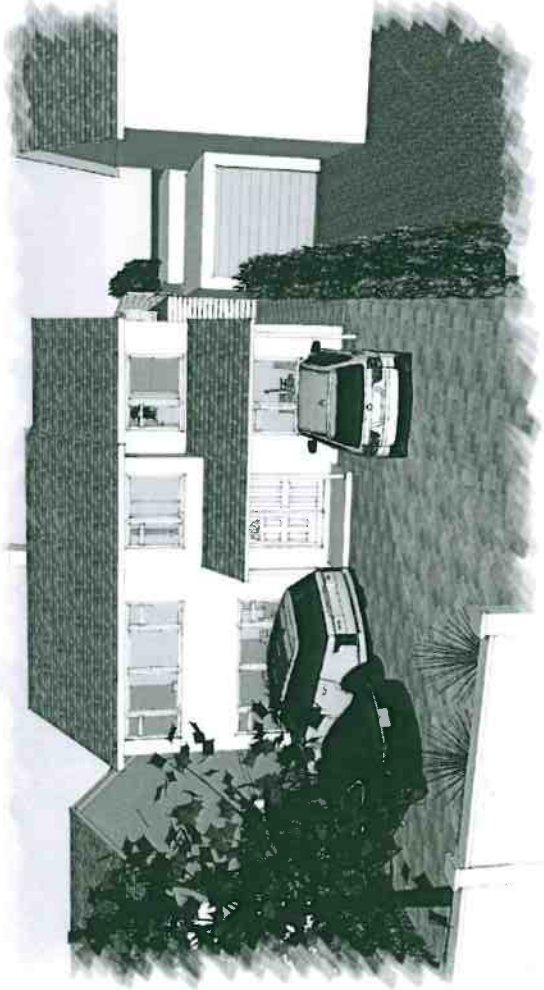
Approx. GIA:
Flat 1 - 1 Bed Flat (39 sqm / 419 sq ft)
Flat 2 - 1 Bed Flat (38 sqm / 409 sq ft)
Flat 3 - 2 Bed Flat (78 sqm / 839 sq ft)



Irifan Akram
architecture + design
07785 320 348

CLIENT/SITE	STAGE	DATE	DRAWING NO.
1. Client Name	1 Preparation & Brief	June 2019	R224.04C
2. Plot Address	2 Concept Design		
3. Project Name	3 Developed Design		
4. Project No.	4 Technical Design		
5. Revision	5 Construction		
6. Revision	6 Handover		

CREATING
Professional Floor Plans
Architectural
& Interiors



Agenda Item 6.

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;

- a) Existing ground levels on site (spot heights) including a datum point that is located off site. Levels should be Above Ordnance Datum (AOD).
- b) The level of the road outside the site. (AOD).
- c) The proposed levels on site following completion of the development (for each existing height a proposed height should be identified).
- d) The location and type of any retaining structures needed to support ground level changes.
- e) The Finished Floor Level for every building that is proposed.
- f) 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.
- g) 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.

18/07939/FUL

Consultations and Notification Responses

Ward Councillor Preliminary Comments

Councillor Julia Adey

Comments: due to concerns raised by local residents, this application should be referred to the Planning Committee with a site visit.

Parish/Town Council Comments/Internal and External Consultees

Wooburn and Bourne End Parish Council

Comments: Strongly object to this gross overdevelopment. This is out of keeping with the existing properties and overlooks a Conservation Area which it will impact by dramatically changing the view as evidenced by the development of No.1 Wash Hill Lea. The scale of the development impacts all the services and utilities that were built for the nine original properties. There are concerns regarding access and deliveries on a narrow private road that schoolchildren use to walk to school which means manoeuvring vehicles are a hazard. Therefore, should this application be considered for approval, could restrictions be imposed regarding the size of delivery vehicles and times of deliveries as your own risk assessment has identified that your normal size refuse vehicles are considered too large for this road and smaller vehicles are deployed to collect the rubbish. If allowed this development will dominate and tower over all neighbouring properties.

Buckinghamshire County Council (Non Major SuDS)

Comments: Following the submission of a surface water drainage scheme, the County LLFA have no objection to this proposal, subject to the submission and approval of further details.

Control of Pollution Environmental Health

Comments: require 5 electric car charging points to be installed at the property, in order to reduce air pollution.

County Highway Authority

Comments: No objection

Representations

Objections have been received from neighbouring residents and the Wooburn Residents association, as follows:

- Severe disturbance and disruption from construction traffic and building works
- Construction traffic will damage existing narrow, private road
- Proposal is overdevelopment of site and out of keeping with area
- No. 3 is a house of great architectural beauty
- Loss of privacy to residents in Butterfield and Old Vicarage Way
- Inadequate parking facilities
- Negative views from Conservation Area
- Foul sewer capacity questioned
- No information as to how utilities, i.e. existing overhead power cable will be addressed
- Required excavation works to dig out basement level will cause excessive noise and disturbance
- Restrictive covenant exists

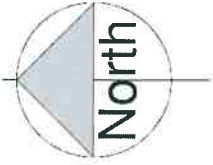
One letter of support has been received from a local resident as follows:

- Development is a great idea
- Site is underdeveloped, not overdeveloped
- Jealous comments made by other neighbours
- No 2 and 3 are old buildings. Owner has right to make the most use of the land.

18/07939/FUL

Scale 1/1250





Notes

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3. This drawing is to be removed from currency immediately a revised version is issued.
4. The contractor must check the existing construction on the site prior to commencement of the works.
5. All rights described in chapter 1V of the Copyright, Designs and Patents Act of 1988 have been generally asserted.

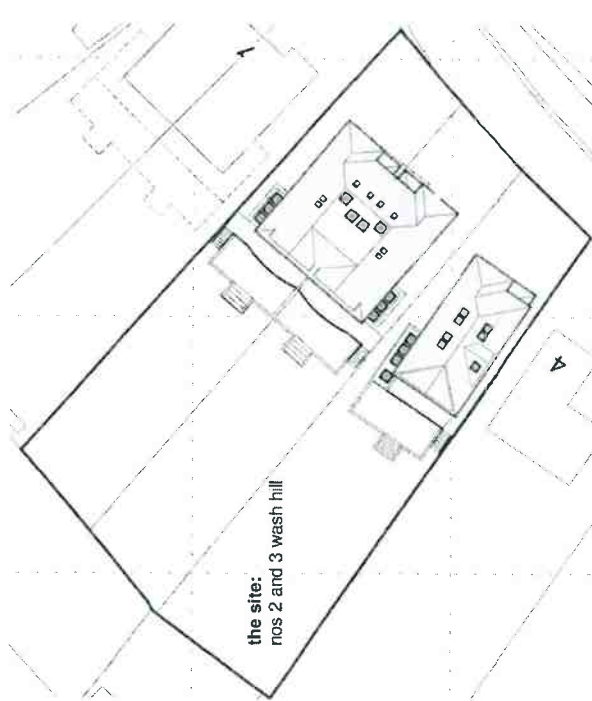
Rev	Date	Description

Ifor Rhys Ltd
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 environmental designers
 landscape & interior designers

lower barn, 4 blenheim road,
 horspath, oxford, oxford OX3 1ry

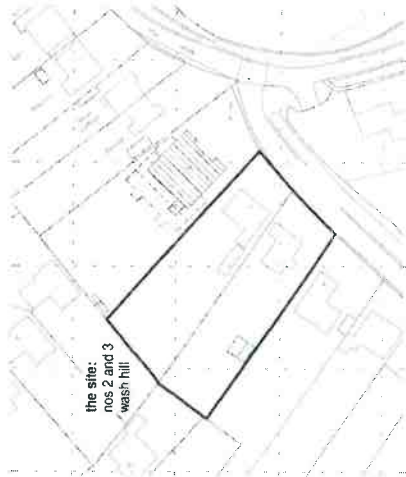
t 01865 874112
 e iforrhys@iforrhys.com

client:	BJC Developments Ltd
job:	2/3 Wash Hill Lea, Wooburne End
title:	Location & proposed block plan
status:	planning issue
scale:	As indicated
date:	october 2018
no:	1730 P100



the site:
nos 2 and 3 wash hill

1
P100
00.1 Block Plan as proposed
1:500



the site:
nos 2 and 3
wash hill

2
P100
00.0 Location Plan as existing
1:1250



Notes

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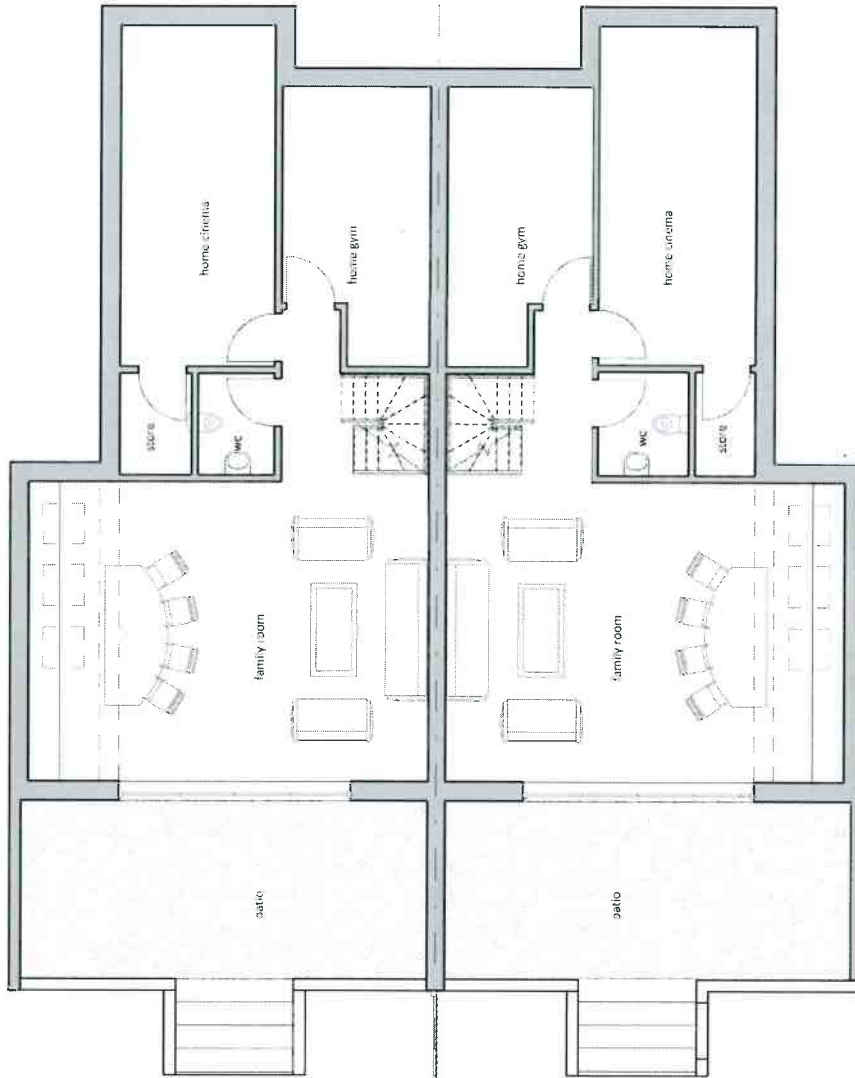
Rev	Date	Description

ifor Rhys Ltd
architects
environmental designers
landscape & interior designers

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client:	BJC Developments Ltd
job:	Proposed development at 2/3 Wash Hill Lea, Wooburne Green, Buck, HP10 0JD
title:	Semi-basement plan as proposed
status:	planning issue
scale:	1 : 100
date:	october 2018
no.:	1730 P103



01.1 Semi-basement level as proposed

1
P103
1 : 100

Notes

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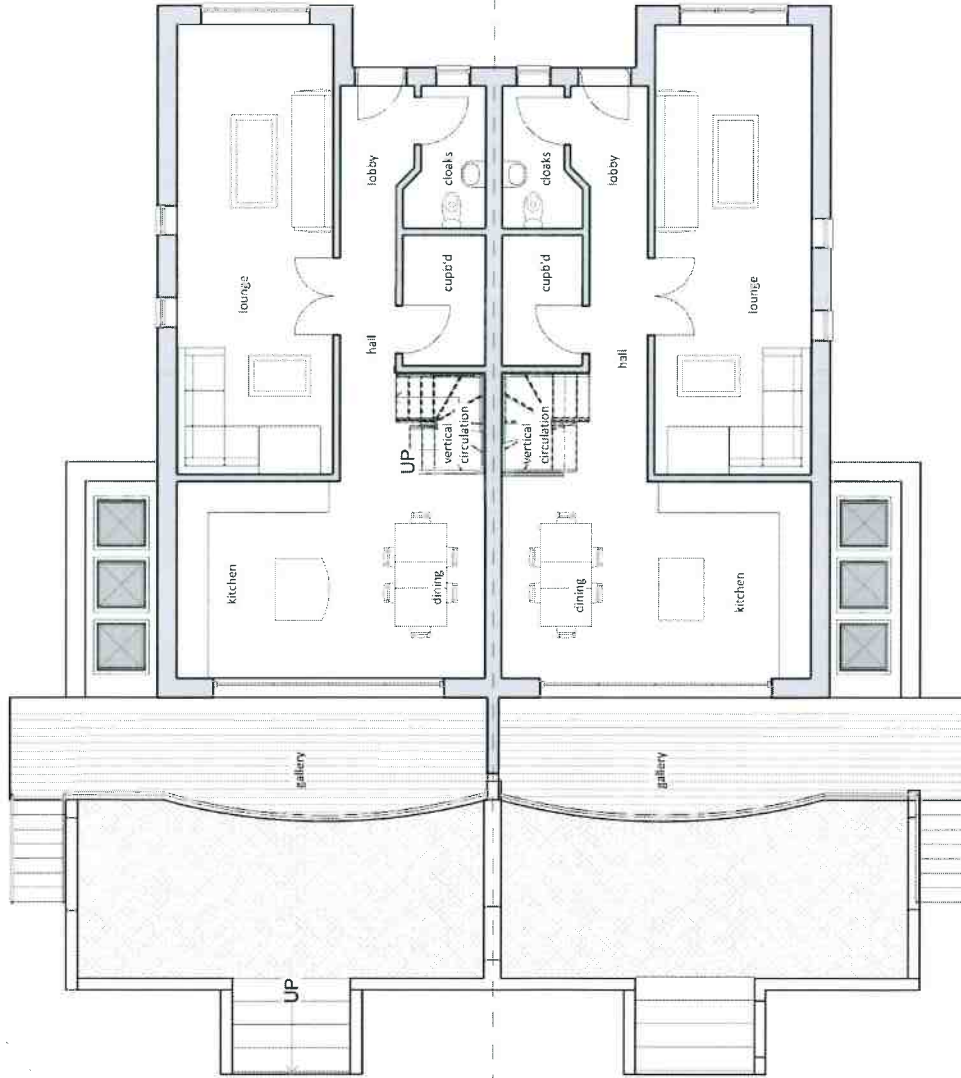
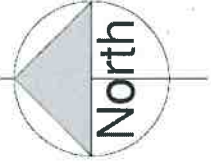
Rev	Date	Description
A	06jun	lounge on ground floor

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 horspath, oxford, ox33 1ry

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client:	BJC Developments Ltd
job:	Proposed development at 2/3 Wash Hill Lea, Wooburne Green, Bucks HP10 0JD
title:	Ground Floor Plan as proposed
status:	planning issue
scale:	1 : 100
date:	october 2018
no:	1730 P104A



02.1 Ground floor as proposed
 1 : 100
 P104A

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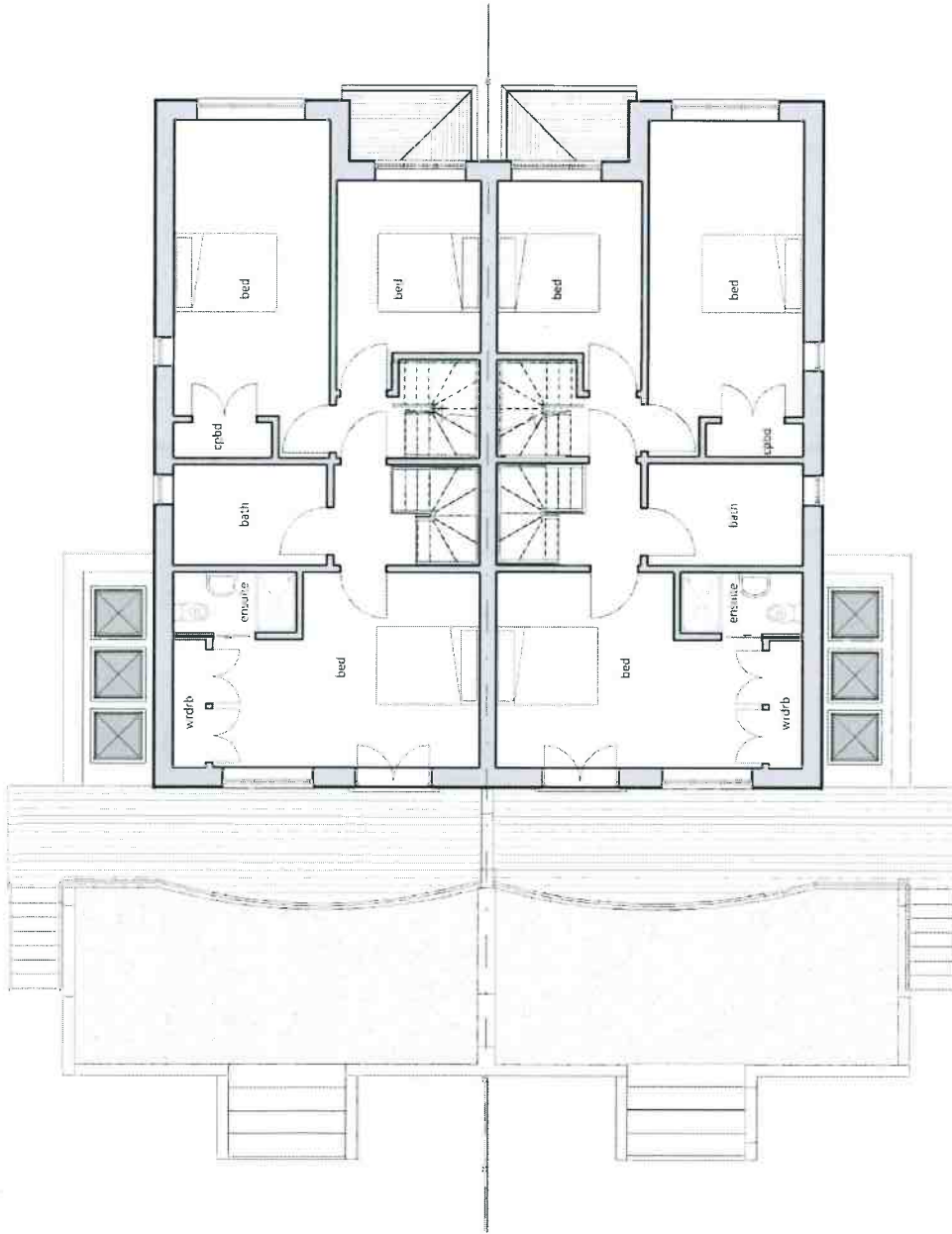
Rev	Date	Description

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 e iforrhys.com

client:	BJC Developments Ltd
job:	Proposed development at 2/3 Wash Hill Lea, Wooburne Green, Bucks, HP10 0JD
title:	First Floor Plan as proposed
status:	planning issue
scale:	1 : 100
date:	october 2018
no.:	1730 P105



03.1 First Floor as proposed
 1 : 100

1
 P105

Notes

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Rev	Date	Description
A	11mar	rear dormers reduced

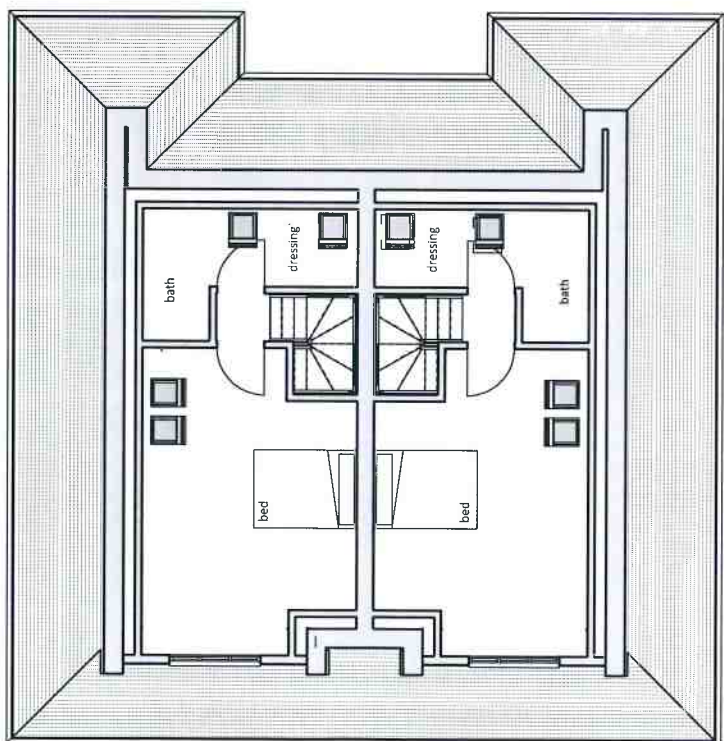
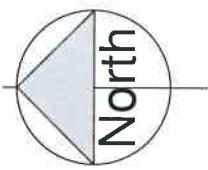
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client:	BJC Developments Ltd
job:	Proposed development at 2/3 Wash Hill Lea, Wooburne Green, Bucks HP10 0JD
title:	Second Floor Plan - as proposed
status:	planning issue
scale:	1 : 100
date:	october 2018
no.:	1730 106A



04.1 Second Floor plan as proposed

1 : 100



Notes

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Rev	Date	Description

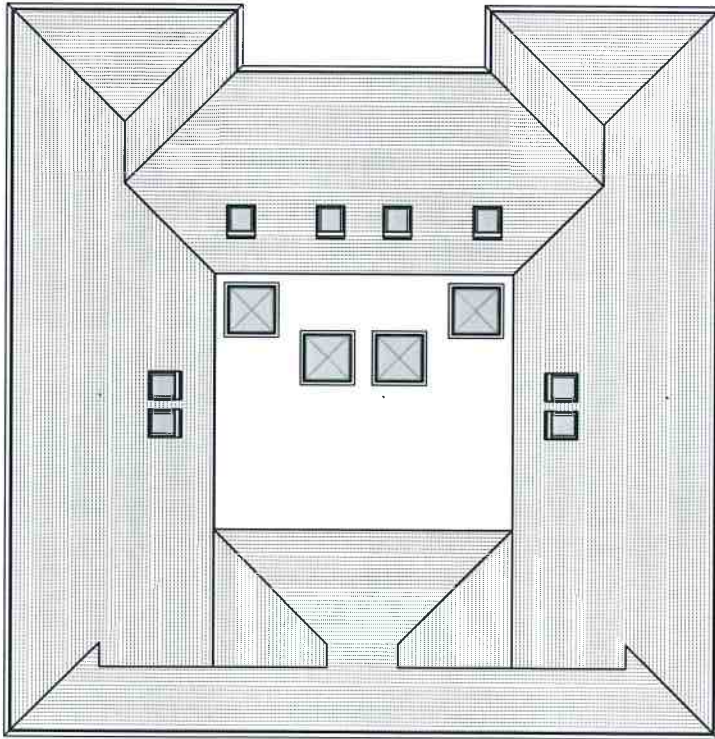
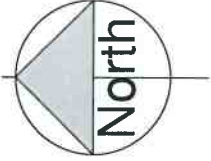
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horspath, oxford, ox33 1ry

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client:	BJC Developments Ltd
job:	Proposed development at 2/3 Wash Hill Lea, Wooburne Green, Bucks HP10 0JD
title:	Roof plan as proposed
status:	planning issue
scale:	1 : 100
date:	october 2018
no.:	1730 107A



05.1 Roof Plan as proposed

1 : 100

1
107A

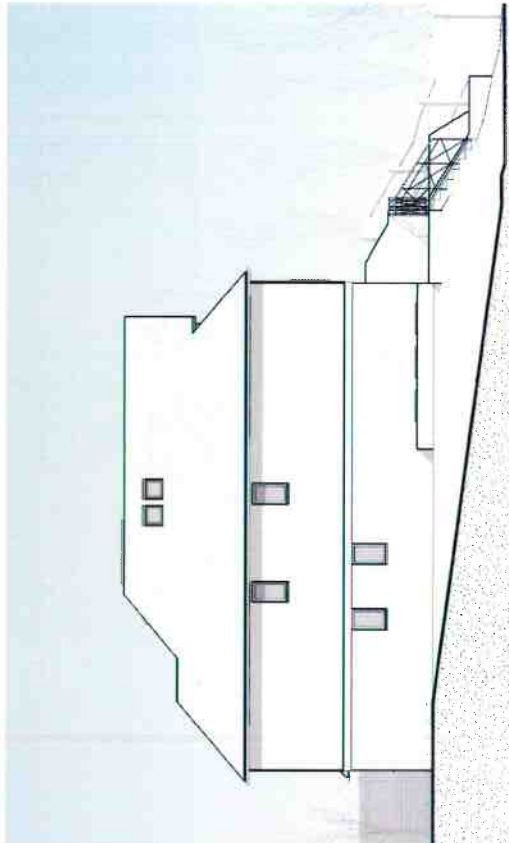
Notes

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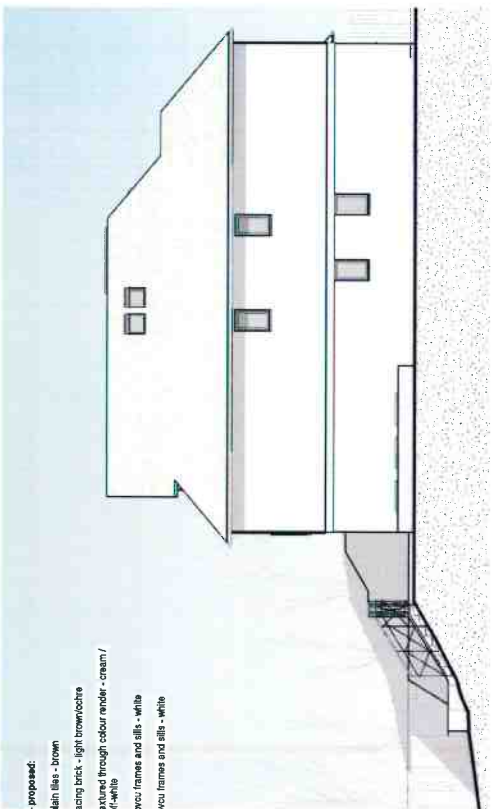
Rev	Date	Description
A		11met rear dormers reduced

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 lower barn, 4 blenheim road,
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 Client: BJC Developments Ltd

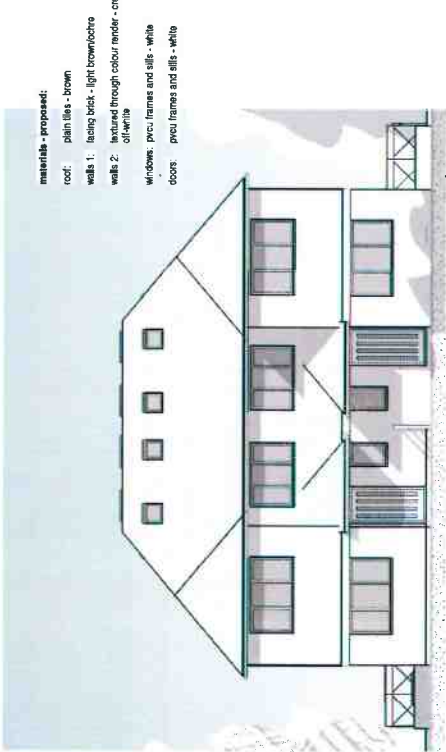
job:	Proposed development at 23 Waterhill Way, Horspath, Green, Bucks HP10 0JD
title:	Elevations as proposed
status:	planning issue
scale:	1 : 100
date:	october 2018
no:	1730 108A



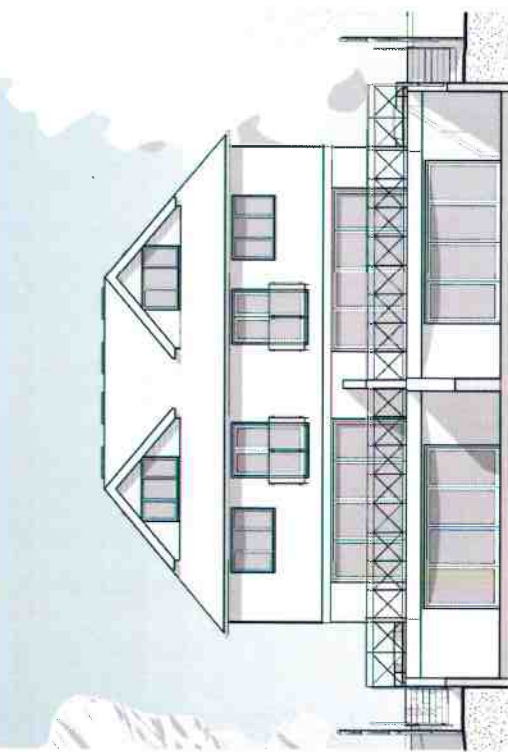
2 108A
 07.1 north elevation - proposed
 1 : 100



1 108A
 08.1 south elevation - proposed
 1 : 100



1 108A
 06.1 east elevation - proposed
 1 : 100

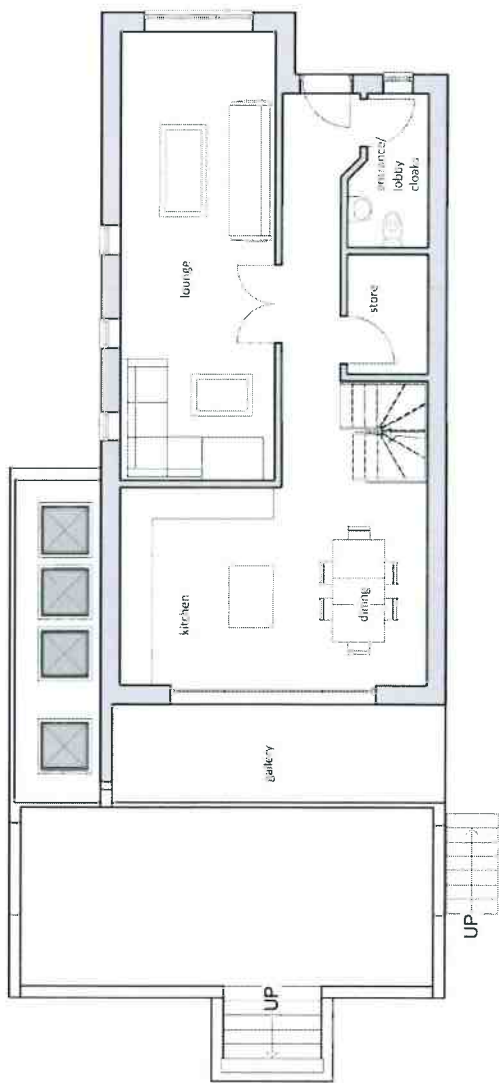
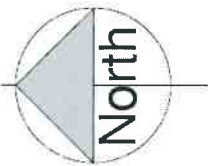


3 108A
 09.1 west elevation - proposed
 1 : 100

materials - proposed:
 roof: plain tiles - brown
 walls 1: facing brick - light brown/ochre
 walls 2: textured through colour render - cream / off-white
 windows: pvc frames and sills - white
 doors: pvc frames and sills - white

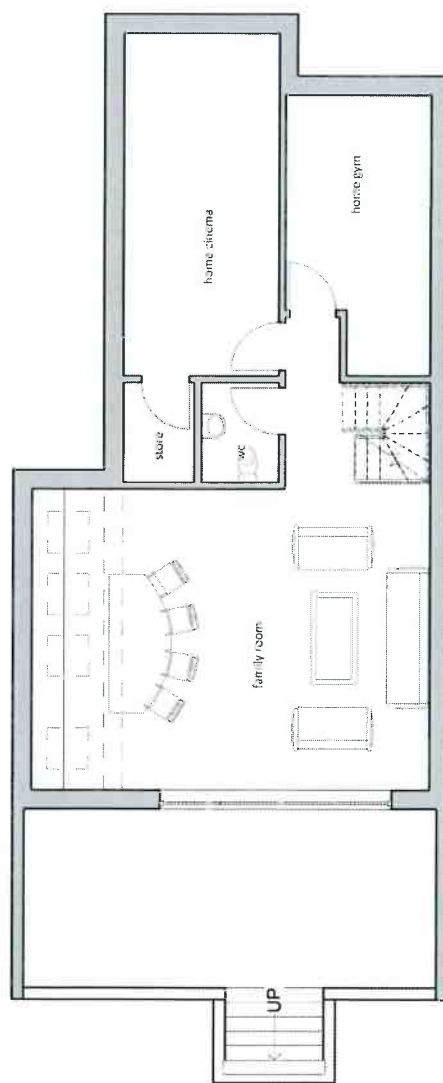
materials - proposed:
 roof: plain tiles - brown
 walls 1: facing brick - light brown/ochre
 walls 2: textured through colour render - cream / off-white
 windows: pvc frames and sills - white
 doors: pvc frames and sills - white





2
P110A
1 : 100

02.1 Ground floor as proposed



1
P110A
1 : 100

01.1 Semi-basement level as proposed



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Rev	Date	Description
A	06jun	lounge on ground floor

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client:	BJ Properties Ltd
job:	Proposed development at 2/3 Wash Hill Lea, Wooburn Green, Bucks, HP10 0JD
title:	Semi-basement and ground floor plans as proposed
status:	planning issue
scale:	1 : 100
date:	october 2018
no.:	1730 P110A

Notes

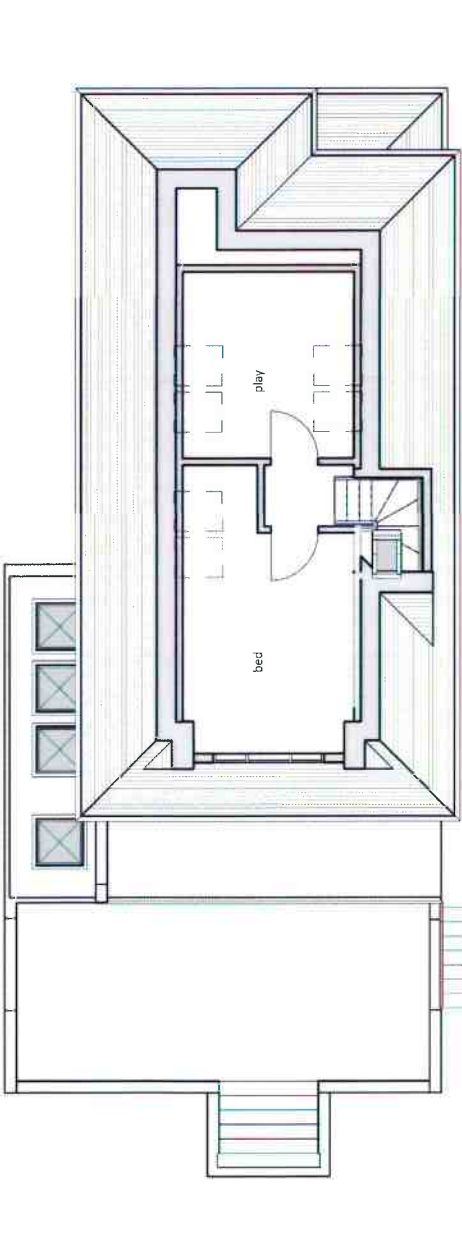
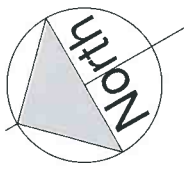
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Rev	Date	Description
A	12mar	dormer reduced

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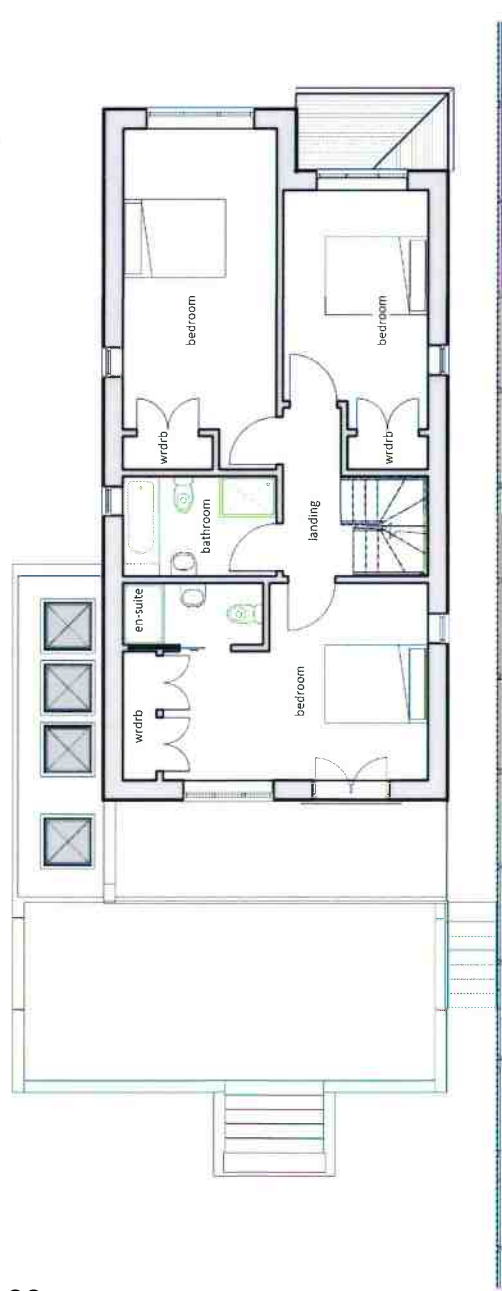
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client:	BJ Properties Ltd
job:	Proposed development at 2/3 Wash Hill Lea, Wooburn Green, Bucks, HP10 0JD
title:	First and second floor plans as proposed
status:	planning issue
scale:	1 : 100
date:	october 2018
no:	1730 P111A



04.1 Second Floor as proposed

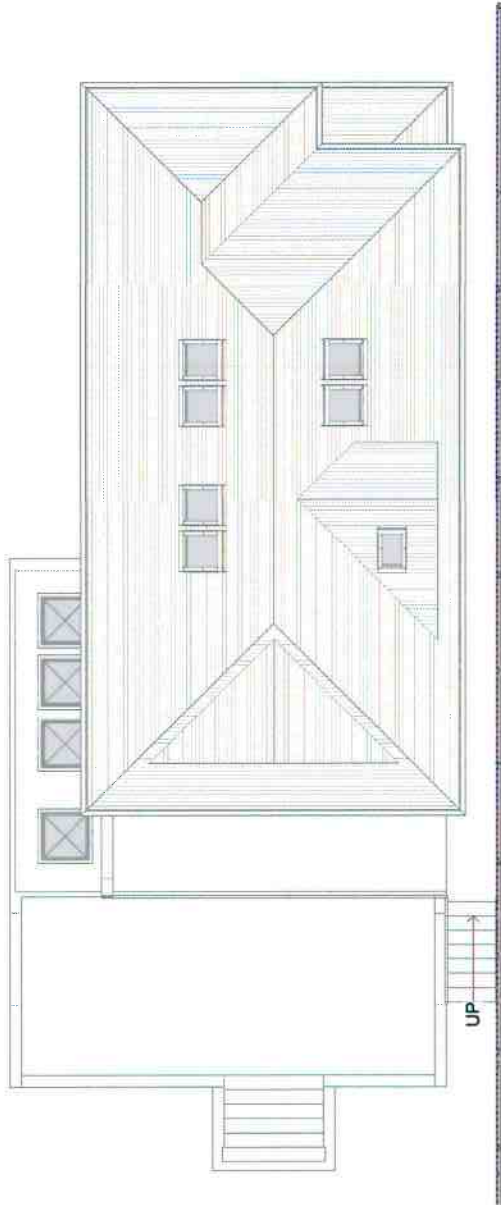
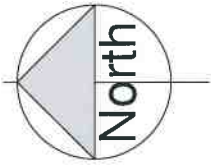
2
R111A
1 : 100



03.1 First Floor as proposed

1
R111A
1 : 100





05.1 Roof Plan as proposed

1 : 100

1
R112A



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Rev	Date	Description
A	12mar	dormer reduced

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horspath, oxford, ox33 1ry

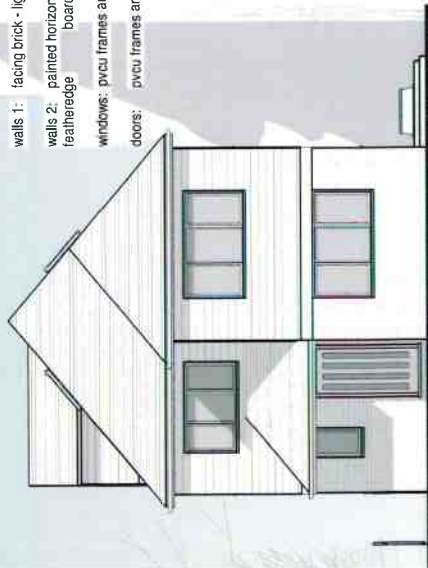
t **01865 874112**

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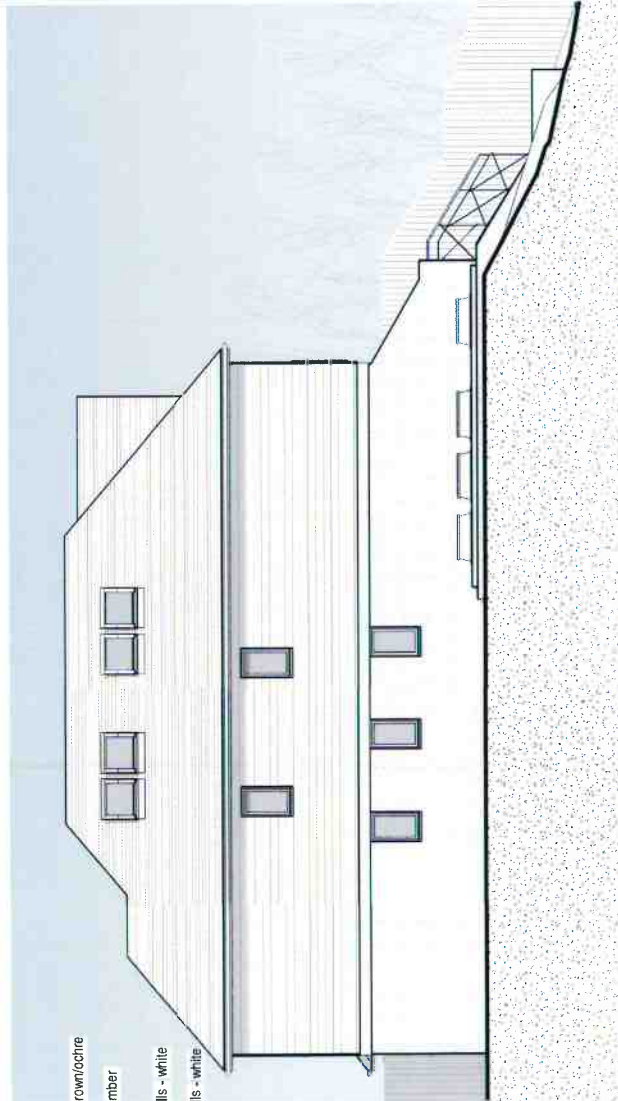
client:	BJ Properties Ltd
job:	Proposed development at 2/3 Wash Hill Lea, Wooburne Green, Bucks, HP10 0JD
title:	Roof plan as proposed
status:	planning issue
scale:	1 : 100
date:	october 2018
no:	1730 P112A

materials - proposed:

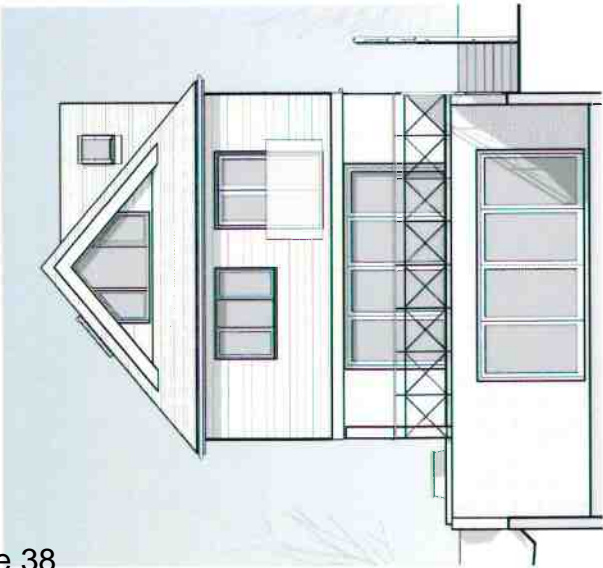
- roof: plain tiles - brown
- walls 1: facing brick - light brown/ochre
- walls 2: painted horizontal timber featheredge boarding
- windows: pvcu frames and sills - white
- doors: pvcu frames and sills - white



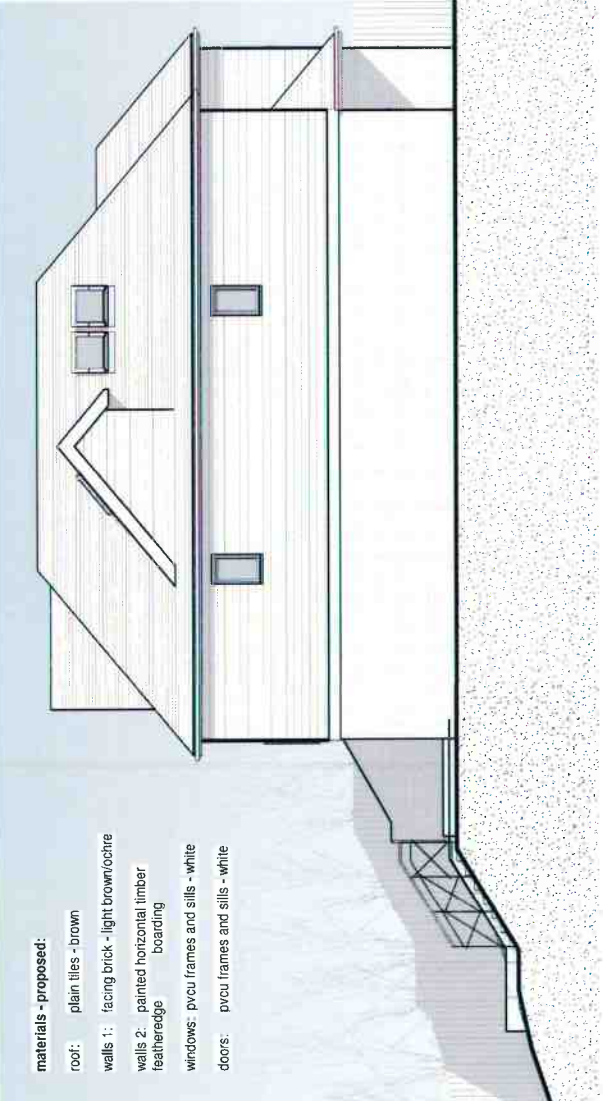
1
P113A
06.1 east elevation - proposed
1 : 100



2
P113A
07.1 north elevation - proposed
1 : 100



4
P113A
09.1 west elevation - proposed
1 : 100



- materials - proposed:**
- roof: plain tiles - brown
 - walls 1: facing brick - light brown/ochre
 - walls 2: painted horizontal timber featheredge boarding
 - windows: pvcu frames and sills - white
 - doors: pvcu frames and sills - white

3
P113A
08.1 south elevation - proposed
1 : 100



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Rev	Date	Description
A	12mar	dormer reduced

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e iforrhys@iforrhys.com

client:	BJ Properties Ltd
job:	Proposed development at 2/3 Wash Hill Lea, Wooburne Green, Bucks, HP10 0JD
title:	Elevations as proposed
status:	planning issue
scale:	1 : 100
date:	october 2018
no.:	1730 P113A

Notes

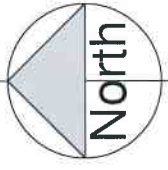
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client:	BJC Developments Ltd
job:	Proposed development at 2/3 Wash Hill Lea, Woodburne Green, Bucks HP10 0JD
title:	Block plan - parking
status:	planning issue
scale:	1 : 200
date:	october 2018
no:	1730 114



00_1 Block Plan parking - as proposed

1:200

114

Notes

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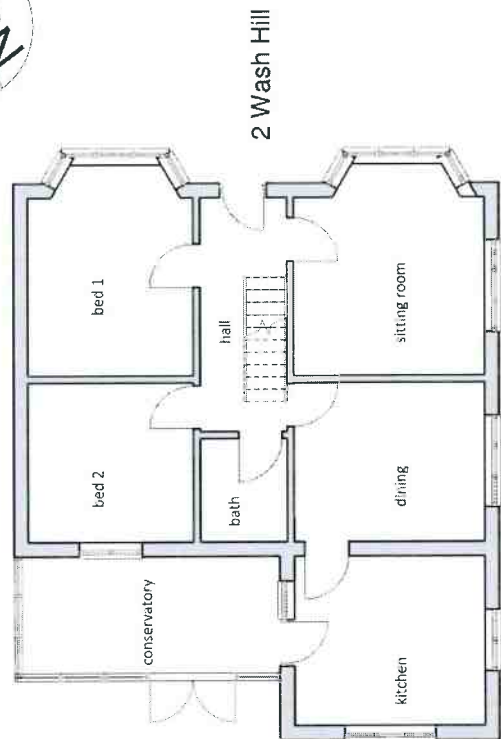
Rev	Date	Description

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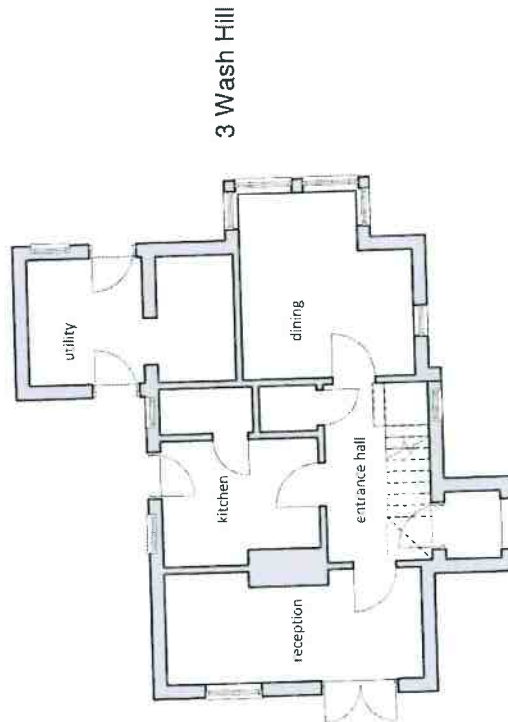
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 horspath, oxford, ox33 1ry

t 01865 874112
 e iforrhys@iforrhys.com

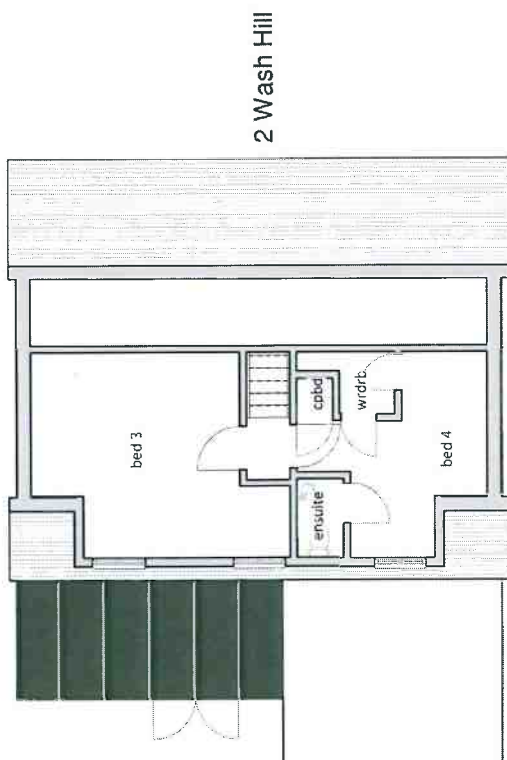
client:	BJC Properties Ltd
job:	Proposed development at 2/3 Wash Hill Lea, Woodburne Gree, Bucks, HP10 0JD
title:	Ground and first floor plans - as existing
status:	planning issue
scale:	1 : 100
date:	october 2018
no.:	1730 P115



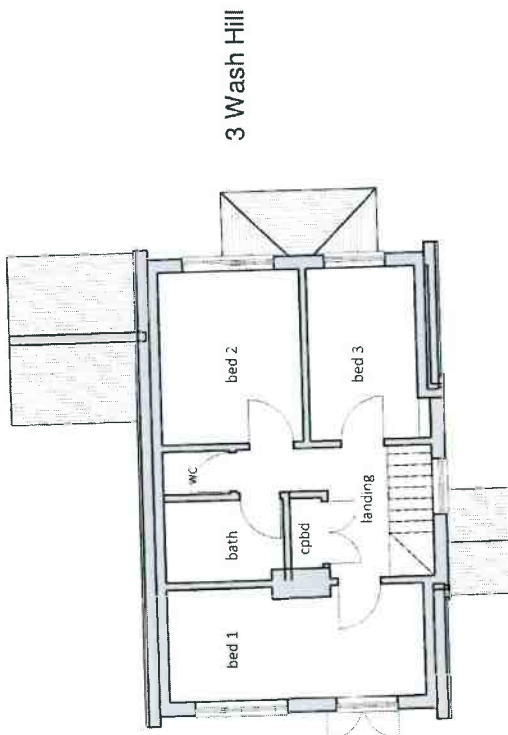
2 Wash Hill



3 Wash Hill



2 Wash Hill



3 Wash Hill

01.0 Ground floor as existing

1 : 100
 P115



02.0 First Floor as existing

1 : 100
 P115

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Rev	Date	Description

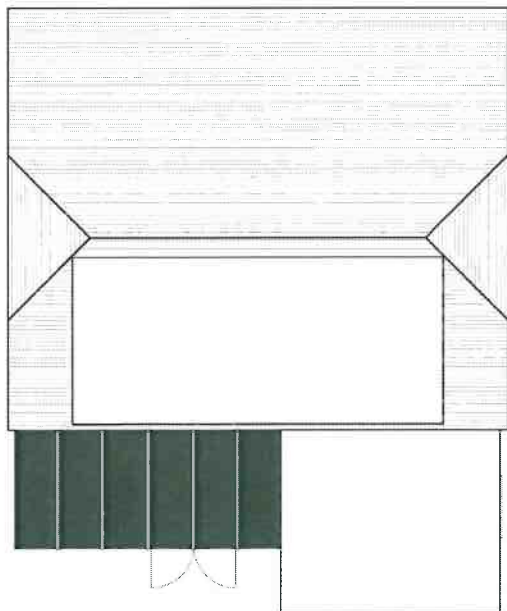
Ifor Rhys Ltd

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 lower barn, 4 blenheim road,
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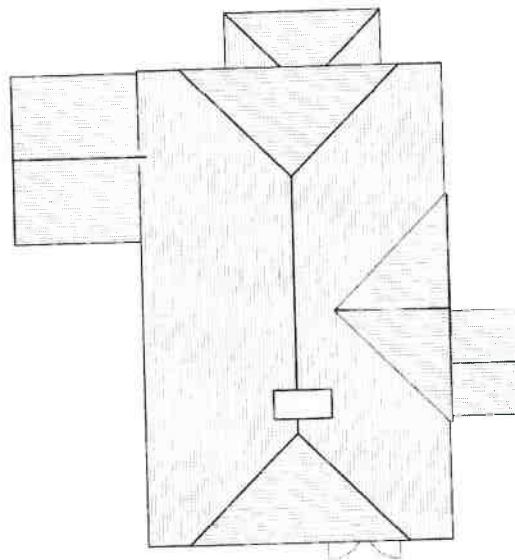
client:	BJC Properties Ltd
job:	Proposed development at 2/3 Wash Hill Lea, Woodburne Gree, Bucks, HP10 0JD
title:	Roof plan - as existing
status:	planning issue
scale:	1 : 100
date:	october 2018
no:	1730 P116



2 Wash Hill



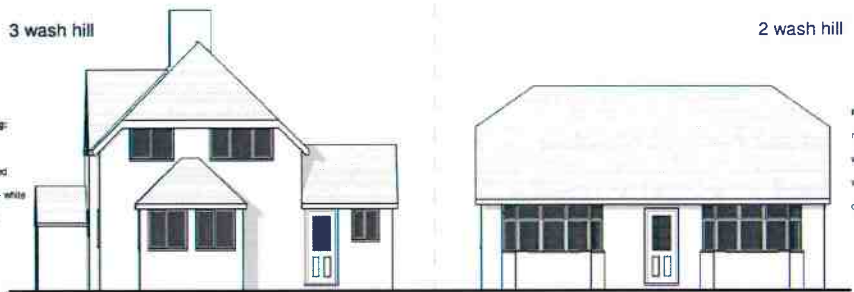
3 Wash Hill



04.0 Roof Plan - as existing

1 : 100

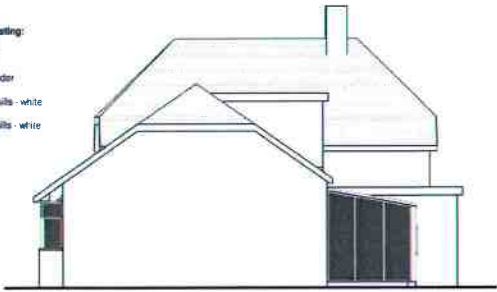




materials - 3 wash hill - existing:
 roof: plain tiles - red
 walls: facing brick - orange/red
 windows: metal frames and sills - white
 doors: painted timber - green

materials - 2 wash hill - existing:
 roof: plain tiles - brown
 walls: pebble dashed render
 windows: pvcu frames and sills - white
 doors: pvcu frames and sills - white

1
 P117
05.0 south east elevation - existing
 1 : 100



materials - 2 wash hill - existing:
 roof: plain tiles - brown
 walls: pebble dashed render
 windows: pvcu frames and sills - white
 doors: pvcu frames and sills - white

2
 P117
05.0 north east elevation - existing
 1 : 100



Notes

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client:	BJC Properties Ltd	
job:	Proposed development at 2/3 Wash Hill Lea, Wooburne Gree, Bucks. HP10 0JD	
title:	Elevations 1 - as existing	
status:	planning issue	
scale:	1 : 100	
date:	october 2018	
no:	1730	P117

01/11/2018 16:36:30

Notes

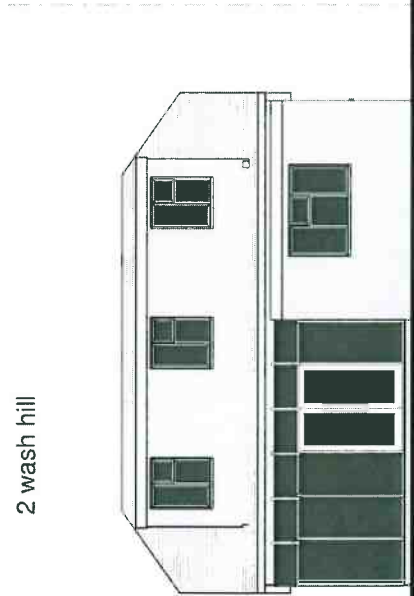
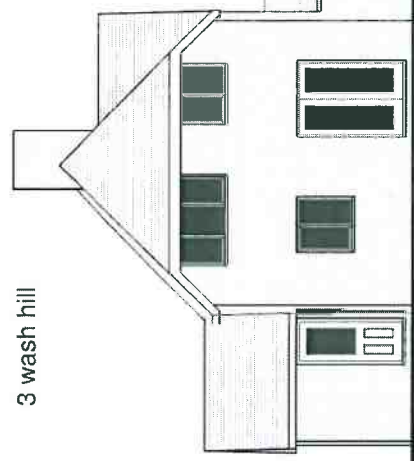
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Rev	Date	Description

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client:	BJC Properties Ltd
job:	Proposed development at 2/3 Wash Hill Lea, Woodburne Gree, Bucks, HP10 0JD
title:	Elevations 2 - as existing
status:	planning issue
scale:	1 : 100
date:	october 2018
no:	1730 P-118

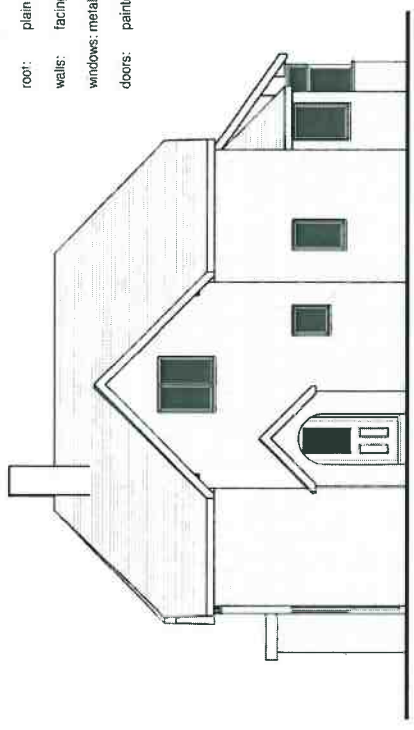
materials - 3 wash hill - existing:
 roof: plain tiles - red
 walls: facing brick - orange/red
 windows: metal frames and sills - white
 doors: painted timber - green



materials - 2 wash hill - existing:
 roof: plain tiles - brown
 walls: pebble dashed render
 windows: pvcu frames and sills - white
 doors: pvcu frames and sills - white

1
 P118
08.0 north west elevation - existing
 1 : 100

materials - 3 wash hill - existing:
 roof: plain tiles - red
 walls: facing brick - orange/red
 windows: metal frames and sills - white
 doors: painted timber - green



2
 P118
07.0 south west elevation - existing
 1 : 100



Notes

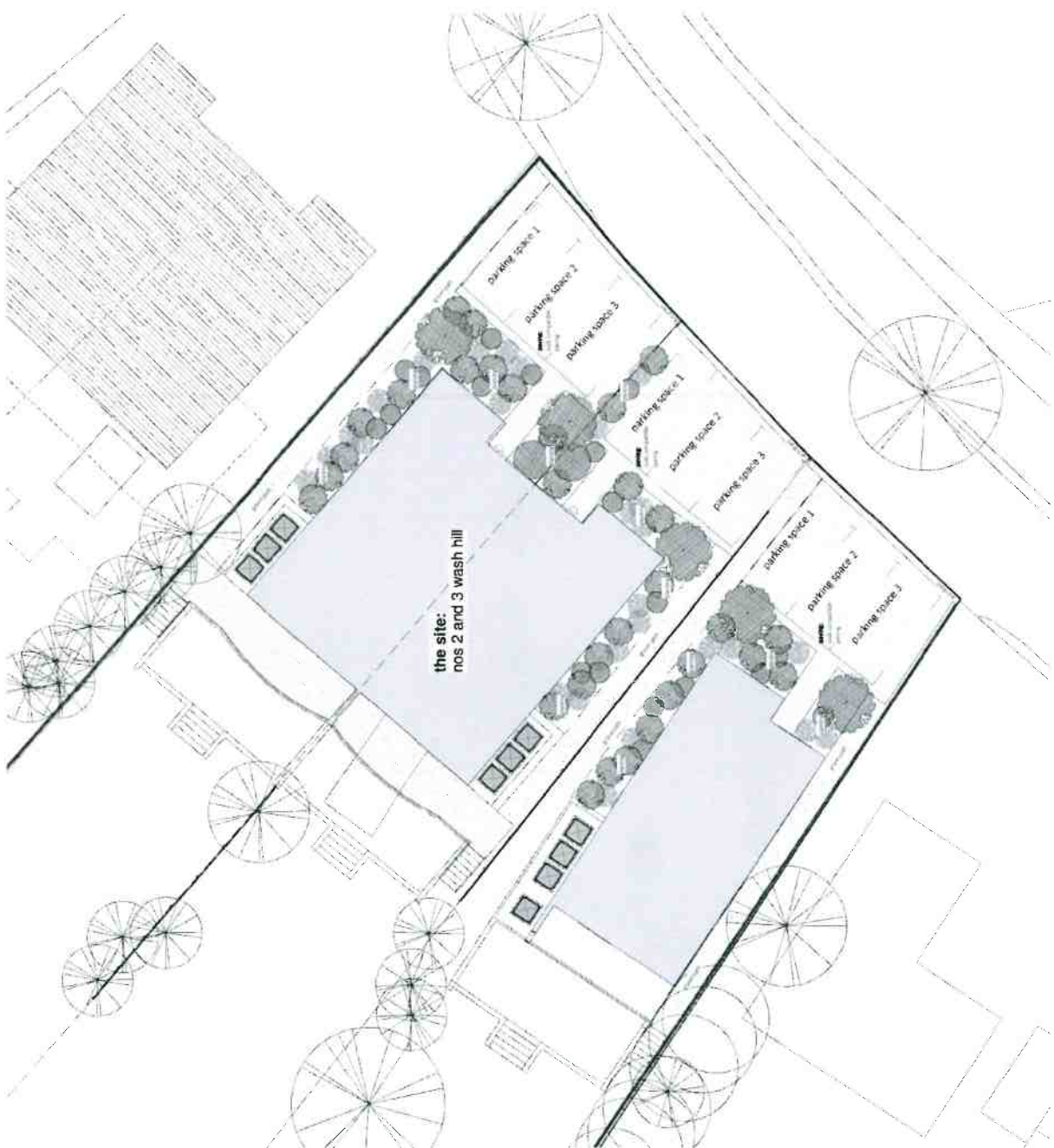
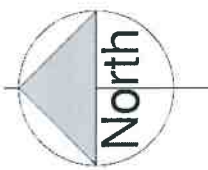
1. No deviation may be made from the details shown on this drawing without prior permission of the architects. Any discrepancy found between this drawing and any other document should be referred immediately to the architects. **IF IN DOUBT ASK.**
2. No dimensions should be scaled from this drawing.
3. This drawing is to be removed from currency immediately a revised version is issued.
4. The contractor must check the existing construction on the site prior to commencement of the works.
5. All rights described in chapter 1V of the Copyright, Designs and Patents Act of 1988 have been generally asserted.

Rev	Date	Description

for Rhys Ltd

architects
 environmental designers
 landscape & interior designers
 lower barn, 4 blenheim road,
 horspath, oxford, OX3 1ry
 t 01865 874112
 e iforrhys@iforrhys.co.uk

client:	BJC Properties Ltd
job:	Proposed development at 2/3 Wash Hill Lea, Wooburne Gree, Bucks, HP10 0JD
title:	Block Plan - parking and outline landscaping
status:	planning issue
scale:	1 : 200
date:	june 2019
no.:	1730 P120



00.1 Block Plan - parking and outline landscaping
 1 : 200
 P120

Agenda Item 7.

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.

Agenda Item 7. Appendix A

19/06609/FUL

Consultations and Notification Responses

Ward Councillor Preliminary Comments

Councillor L M Clarke OBE

Comments: This is a very large extension and also the proposed outbuilding to the rear, is over intensification of the site. Overbearing aspect for the neighbouring properties too with a loss of privacy.

Further Comments: If minded to approve please bring to Planning Committee for determination. Please ensure that on the site visit the Site Visit Members view 4 Verney Avenue from Acorn Gardens, which is to the rear of this property as there are concerns of over development and the proposed "gym" building is overbearing and overdevelopment for the rear garden of this property.

Councillor A Hill

Comments: This extension will have an overbearing effect on no.6 Verney Avenue, also the gym looks very much like it could be converted into a bungalow at anytime, if this is for approval please bring to committee and a site visit. Would it also be possible to put a condition on the gym that it is only to be used for that purpose.

Further Comments: Having looked at the new plans I still would like this application to go to committee and also a site visit.

Parish/Town Council Comments/Internal and External Consultees

High Wycombe Town Unparished – Abbey Ward

Representations:

Original Plans:

Three letters of representation received from adjoining neighbours and objection raised on the grounds of:

- Scale, design and siting of proposed development will be contrary with Policy DM36 a - e and not subservient to scale with main dwelling, tantamount to the creation of a new dwelling.
- Proposed two storey extension would create a significant tunnelling and overbearing effect to adjoining neighbours and a separation of 43cm from neighbour's fence.
- There is no information in the submission details to indicate the height of the proposed outbuilding therefore unable to calculate the visual impact, it is requested the measurements to be made available.
- Proposed windows on the outbuilding will overlook into the front and side of adjoining property, therefore the proposed windows should be obscure glazed.
- Proposal is out of character and does not respect the established character and appearance of the surrounding area and would have a detrimental impact on the amenity of adjoining properties in terms of scale, mass, overshadowing and outlook.
- Proposed rendering is visually out of character with the brick-built neighbouring properties and host dwelling itself.
- Proposed development would resulted in loss of natural light to adjoining dwelling's living areas and would be detrimental to their living conditions.
- To enforce the controlled hours of operation during the construction should the application be approved.
- Proposed outbuilding will be close proximity to the adjoining dwelling's main bedroom at the rear and potential noise issue.
- Size and scale of the proposed gym is very large for a gym, likely to be guest accommodation with potential noise issue.
- Block of light to the bathroom window of adjoining dwelling at the rear.
- Recommend to turn the position of the outbuilding by 90 degrees to sit along the rear boundary

fence between application dwelling and No. 1 Acorn Garden to resolve the potential issue.

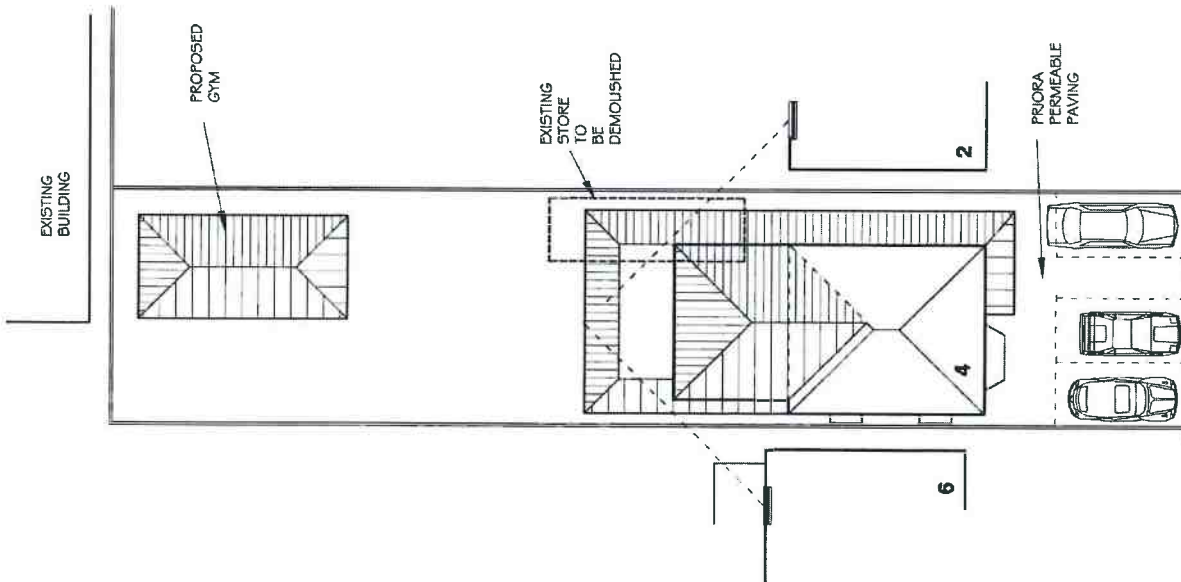
Amended plans:

Three letters of representation received from adjoining neighbours and objections on the ground of:

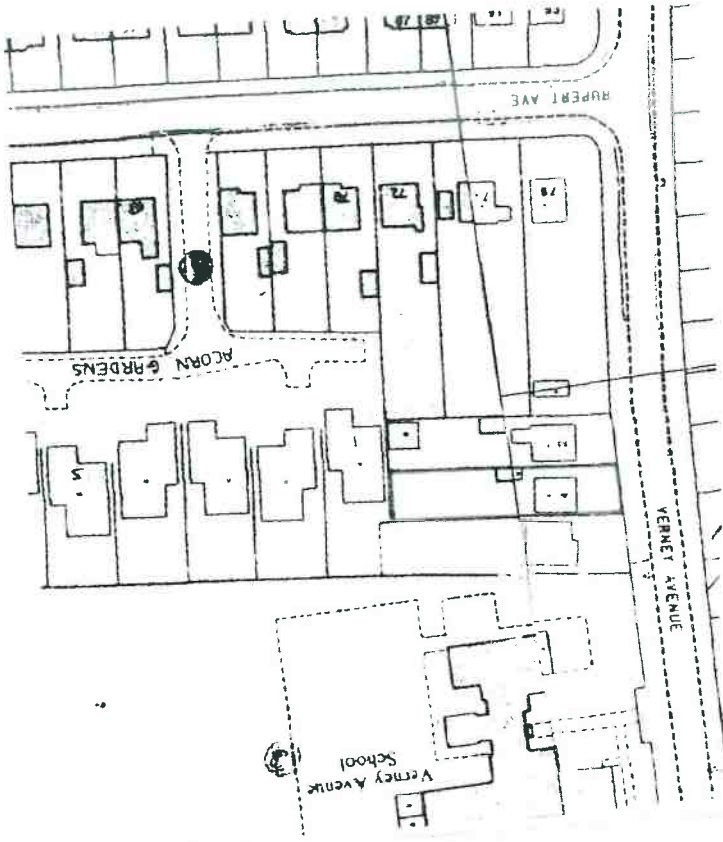
- Amendments did not address the neighbour's concerns as stated in their representation on the 18th July 2019
- Proposed extension will significantly impact adjacent dwelling's property in terms of scale, siting and loss of privacy.
- Proposed development is an over-intensification of buildings on the site.
- Objection to the proposed gym in terms of its size, scale, height, bulk, mass and proposed use.
- Negative impact to adjoining dwellings and reduction of neighbour's property value due to proposed development.

19/06609/FUL
Scale 1/1250



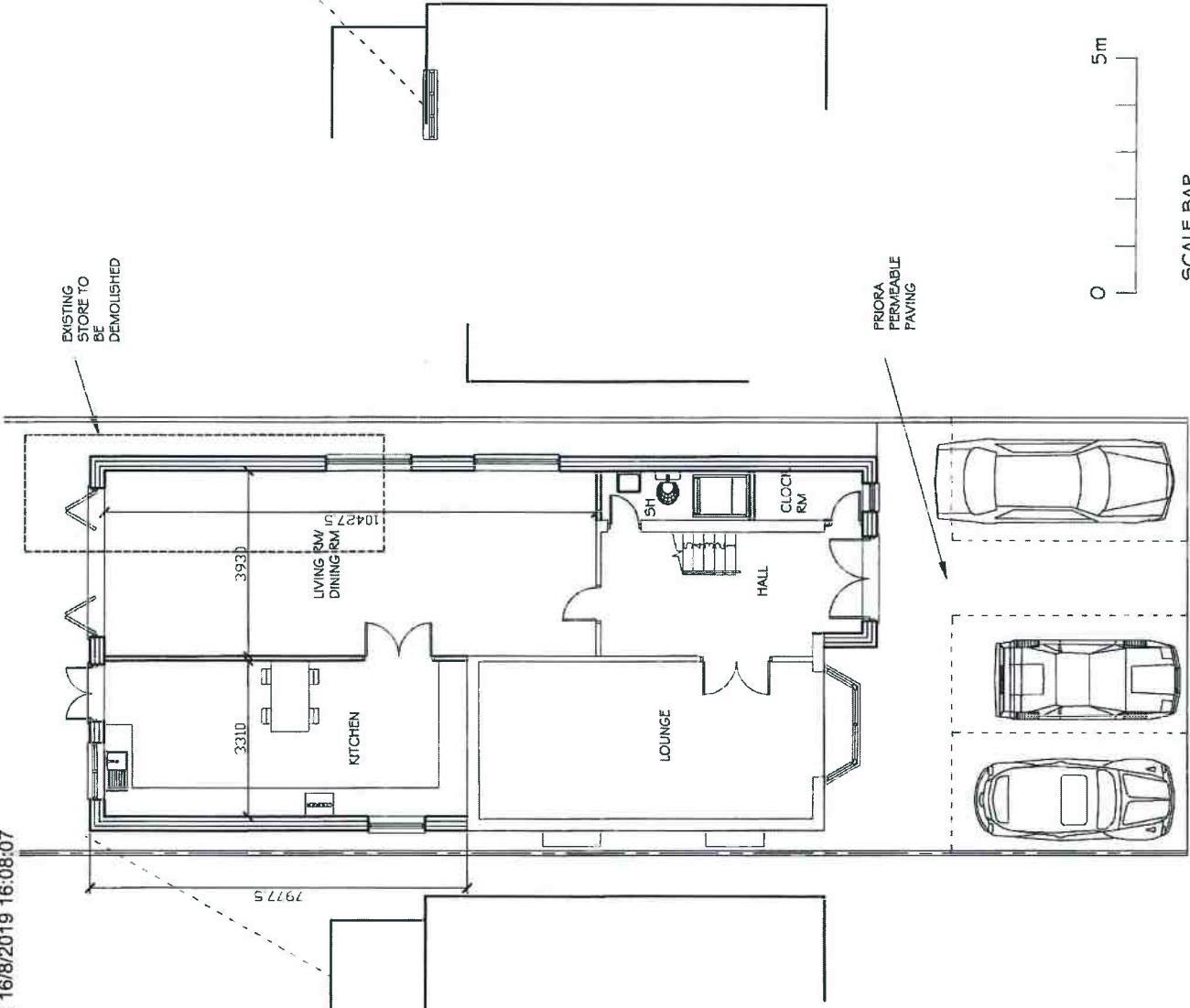


SITE PLAN
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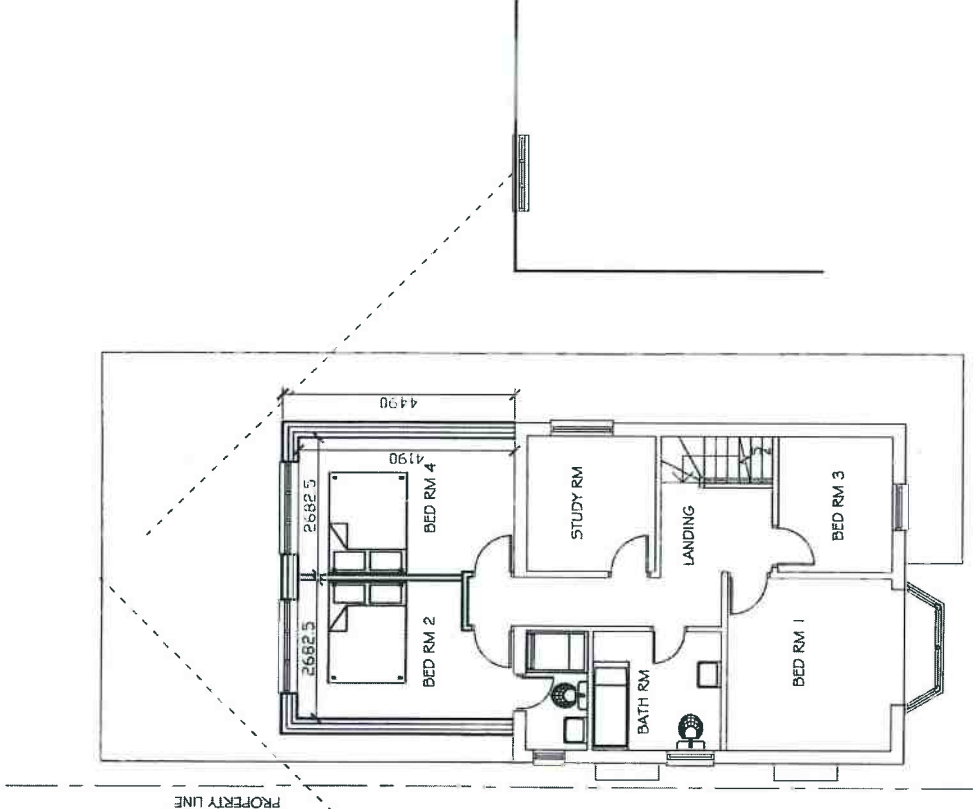


LOCATION PLAN
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Job No:	4 Verney Avenue, High Wycombe	
Client:	Side and Rear Extension	
Drawing Title and Location Plans	Drawn: Miss Shazia Harbez	
Date: April 2019	Scale: As Shown (A3)	Plan No: 17015/1A

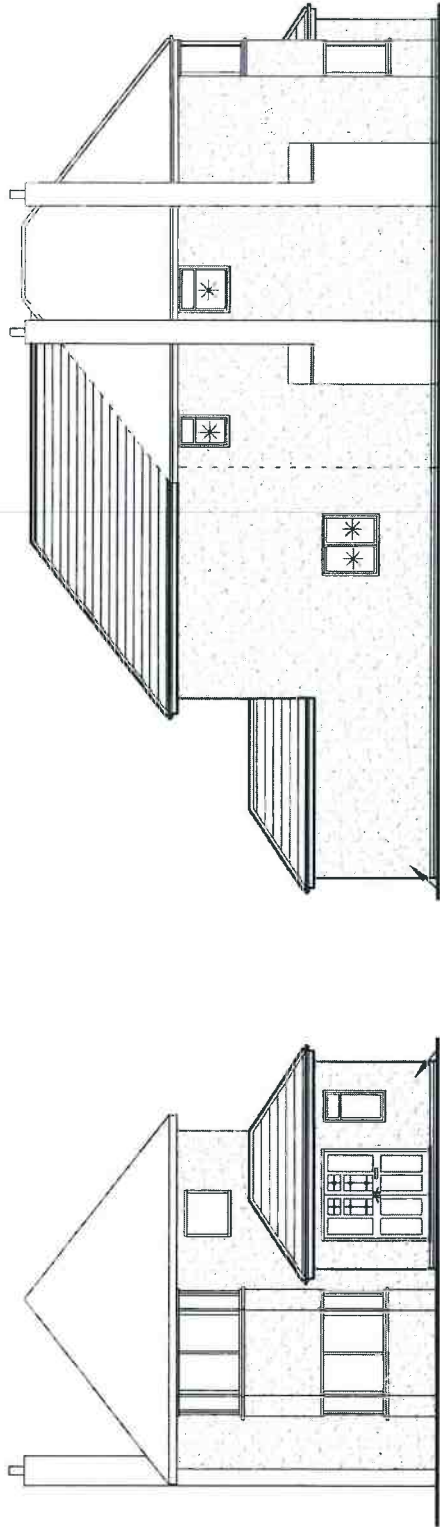


PROPOSED GROUND FLOOR PLAN
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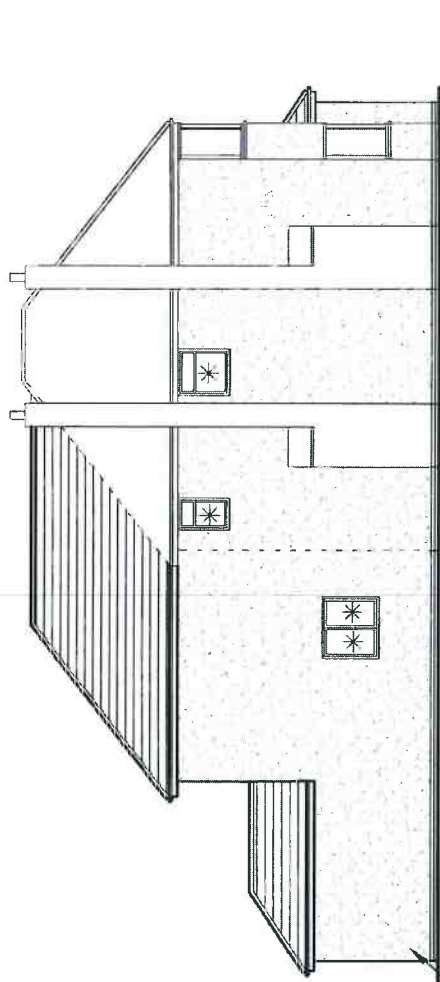
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Job No: 4 Verney Avenue, High Wycombe Side and Rear Extension	Revision: REV 01 Date: 16/08/2019
Client: Miss Shazia Hafeez	Scale: As Shown (AS)
Drawing: Proposed Plans	Page No: 17015/2A
Date: June 2019	Scale: As Shown (AS)



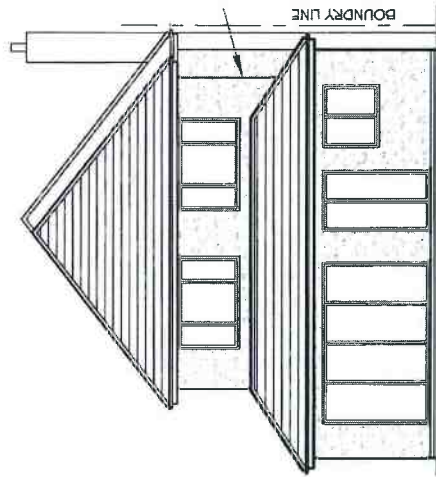
PROPOSED FRONT ELEVATION
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RENDERING



PROPOSED SIDE ELEVATION
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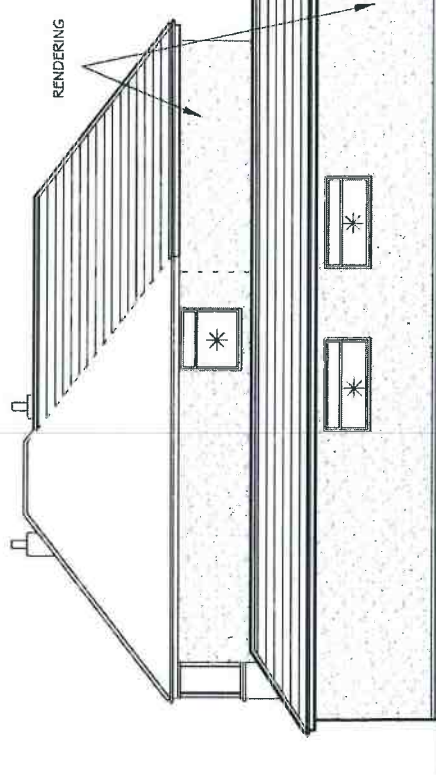
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PROPOSED REAR ELEVATION
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RENDERING

BOUNDARY LINE



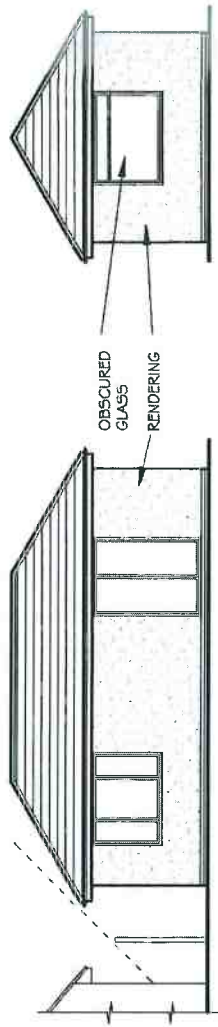
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RENDERING



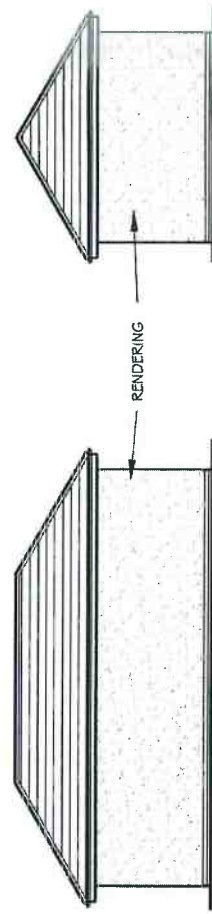
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KA ARCHITECTURAL DRAWING SERVICES 141 LANGLEY ROAD, SLOUGH SL3 7DZ TEL/FAX 01753 541 824, MOBILE 07838213221		Revision ELEVATION SC002
Job No 17015/3A	Date 16/08/19	Scale As Shown (AS)
Client Miss Shazle Hafeez		
Drawing Proposed Elevations		
Date June 2019		



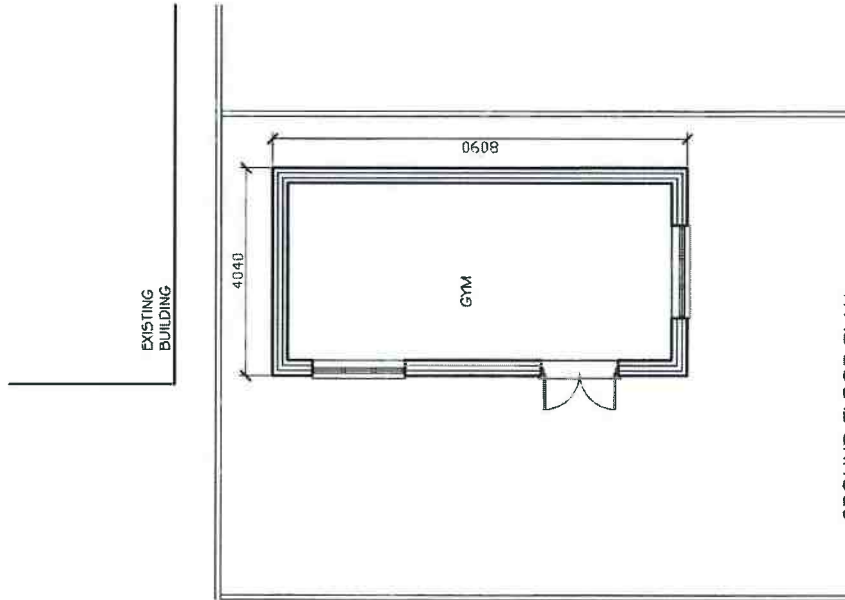
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SIDE ELEVATION
SCALE=1:100



REAR ELEVATION
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SIDE ELEVATION
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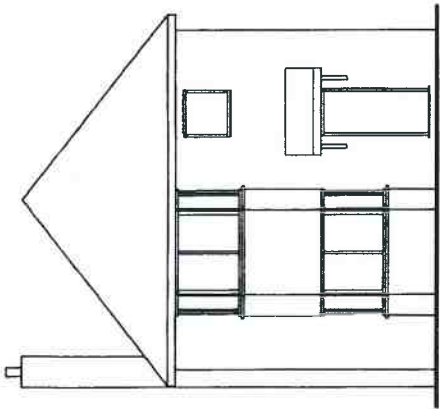


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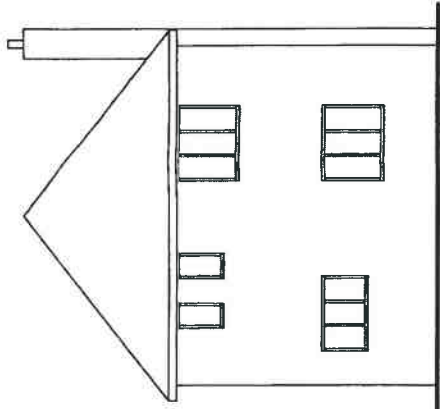


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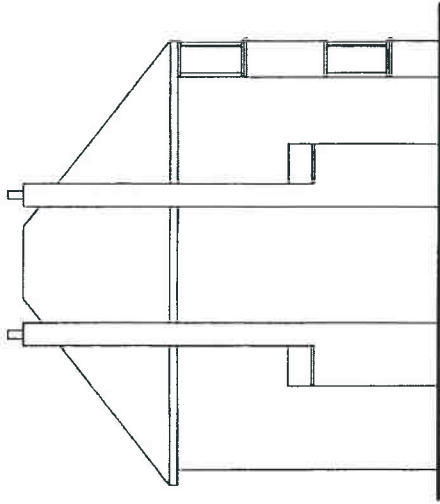
K A ARCHITECTURAL DRAWING SERVICES 141 LANGLEY ROAD, SLOUGH SL3 7DZ TEL/FAX 01753 541 824, MOBILE 07939213221		Revision No: 01/2019 Date: 16/08/2019
Job No:	4 Verney Avenue, High Wycombe Side and Rear Extension	
Client:	Miss Shazia Hafeez	
Project:	Proposed Plan and Elevations (Gym)	
Date:	June 2019	Scale: As Shown (A3)
Page No:	17015/4A	



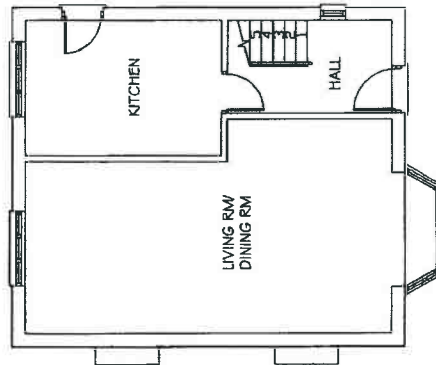
EXISTING FRONT ELEVATION
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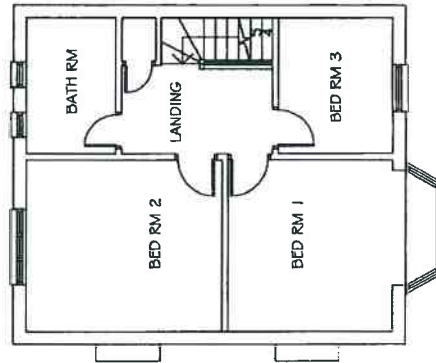
EXISTING REAR ELEVATION
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EXISTING SIDE ELEVATION
SCALE= 1:100



EXISTING GROUND FLOOR PLAN
SCALE= 1:100

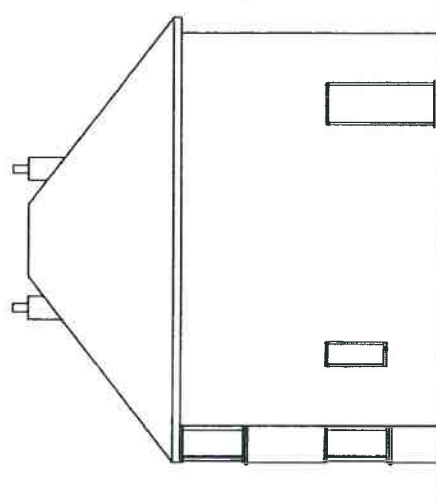


EXISTING FIRST FLOOR PLAN
SCALE= 1:100



SCALE BAR

19/0609



EXISTING SIDE ELEVATION
SCALE= 1:100

<p>K.A. ARCHITECTURAL DRAWING SERVICES 141 LANGLEY ROAD, SLOUGH SL3 7DZ TEL/FAX 01753 541 824, MOBILE 07939213221</p>	
<p>4 Verney Avenue, High Wycombe Side and Rear Extension</p>	<p>17015/5</p>
<p>Client: Miss Shazia Hafeez</p>	<p>As Shown (AS)</p>
<p>Project: Existing Plans and Elevations</p>	<p>17015/5</p>
<p>Date: June 2019</p>	<p>17015/5</p>

Agenda Item 8.

Contact: Stephanie Penney DDI No. 01494 421823
App No : 19/06919/FUL App Type : FUL
Application for : Householder application for construction of side steps and raised walkway and balustrading to access rear doors (part retrospective)
At 1 Wordsworth Road, High Wycombe, Buckinghamshire, HP11 2UT
Date Received : 07/08/19 Applicant : Mr Sultan Ansari
Target date for decision: 02/10/19

1. **Summary**

- 1.1. Full planning permission is sought for the retention of side steps and raised walkway and balustrading to access rear doors (part retrospective). The terrace is to be removed.
- 1.2. It is considered that the walkway, while being 1.1m closer to the rear boundary, will not result in significant levels of increased overlooking, due to the nature of its use as a walkway, and existing overlooking from habitable rooms.
- 1.3. The application is recommended for approval.

2. **The Application**

- 2.1. Full planning permission is sought for the retention of side steps and raised walkway and balustrading to access rear doors (part retrospective). The terrace is to be removed.
- 2.2. The proposed walkway varies from 1.1m wide along the rear elevation and 0.7m to the side.
- 2.3. Due to local topography the ground to the rear of this part of Wordsworth Road slopes significantly downwards, from north to south, and this slope allows for an almost, two and a half storey appearance to the north east side of the dwelling.
- 2.4. The application site comprises a detached dwelling located off Wordsworth Close where the surrounding properties are semi-detached properties of various sizes and designs; the area is characterised by varying ground levels creating a more varied street scene.
- 2.5. The application is accompanied by a covering letter.

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

- 3.1. In accordance with paragraph 38 of the NPPF (2019) 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 application was acceptable as submitted and no further assistance was required.

4. **Relevant Planning History**

- 4.1. 18/06437/FUL - Householder application for construction of raised decking and steps to rear (part retrospective). Application refused and dismissed at appeal.

Reasons for refusal:-

“In the opinion of the Local Planning Authority, the raised decking to the rear of the

dwelling, as constructed, has significantly increased the level of overlooking afforded to the neighbouring property at 1 Tennyson Road. It provides views into habitable rooms and the garden of the property which causes a severe loss of privacy. Whilst this could be mitigated through the construction of screening around the decking, such screening would be of a size and proximity to the boundary that would be overbearing in appearance and thus detrimental to the residential amenities of the occupiers of this property. The development thus conflicts with policies G3 and G8 of the Adopted Local Plan and Policies DM35 and DM36 of the New Wycombe District Local Plan.”

The following is relevant from Inspector’s decision:

The decking results in a significant increase in overlooking of the habitable room windows at the rear elevation of no. 1 Tennyson Road. This materially erodes the privacy currently experienced by the occupiers of that property. The Inspector accepted however, that the proposed 1.8m high privacy screen would adequately mitigate the loss of privacy caused by the deck.

However, the Inspector considered that due to the combination of height, elevated position and close proximity, it would appear very prominent and overbearing when viewed from no. 1 Tennyson Road. The Inspector concluded that although the privacy screen would avoid unacceptable overlooking from the terrace, the screen itself would result in a significant loss of outlook to the rear elevation windows at 1 Tennyson Road, and an excessive sense of enclosure to both the windows and the garden.

- 4.2. 18/00075/OP - Alleged laying of decking and breach of condition 5 of 14/05459/FUL and erection of fencing. Enforcement Notice served and required the removal by 8th September 2019.
- 4.3. 17/06637/MINAMD - Proposed non-material amendment to permission for construction of two storey side extension with side and rear steps and single storey side extension incorporating and including conversion of existing detached garage into habitable space granted under householder planning ref: 14/05459/FUL - Permitted
- 4.4. 15/08527/CLP - Certificate of lawfulness for proposed construction of 1 x rear dormer window and 1 x side roof light to existing house in connection with loft conversion – Granted
- 4.5. 14/08302/FUL - Householder application for erection of single storey front extension, two storey side extension with balcony and side and rear steps. Single storey rear extension & single storey side infill extension, including garage conversion to habitable room. Loft conversion with rear dormer window and roof lights (alternative scheme to that permitted under 14/05459/FUL) –Refused

Reason 1: The proposed extensions and patio, by reason of their scale, siting and design would take up the majority of the width of the plot resulting in incongruous and in-harmonious additions that would have an unacceptable level of impact on the character and appearance of the application dwelling and the street scene and would be detrimental to the residential character and appearance of the surrounding area. In addition, the extensions are considered to be disproportionate to the scale of the parent dwelling and would be tantamount to the creation of a new dwelling which would be unacceptable in this location.

Reason 2: The rear extension would result in an unacceptable level of overlooking to the neighbouring dwelling to the rear of the site, 2 Tennyson Road.

- 4.6. 14/07150/FUL - Householder application for construction of single storey front extension. Two storey side extension with balcony and side and rear steps. Single storey rear extension. Part two storey part first floor side extension over existing detached garage to link to main dwelling and conversion of garage to habitable room. Loft conversion with rear dormer window. (amendment to planning permission 14/05459/FUL) – Refused.

Reason 1: The proposed extensions, by reason of their scale, siting and design would take up the majority of the width of the plot resulting in incongruous and in-harmonious additions that would have an unacceptable level of impact on the character and appearance of the application dwelling and the street scene and would be detrimental to the residential character and appearance of the surrounding area. In addition, the extensions are considered to be disproportionate to the scale of the parent dwelling and would be tantamount to the creation of a new dwelling which would be unacceptable in this location.

Reason 2: The rear dormer window would result in an unacceptable level of overlooking to the neighbouring dwellings to the rear of the site, namely 1 and 2 Tennyson Road.

- 4.7. 14/05459/FUL - Householder application for construction of two storey side extension with side and rear steps and single storey side extension incorporating and including conversion of existing detached garage into habitable space.- Permitted

5. **Issues and Policy considerations**

Principle and Location of Development

Wycombe District Local Plan (August 2019): CP1 (Sustainable Development), DM35 (Placemaking and Design Quality) and DM36 (Extensions and Alterations to Existing Dwellings)

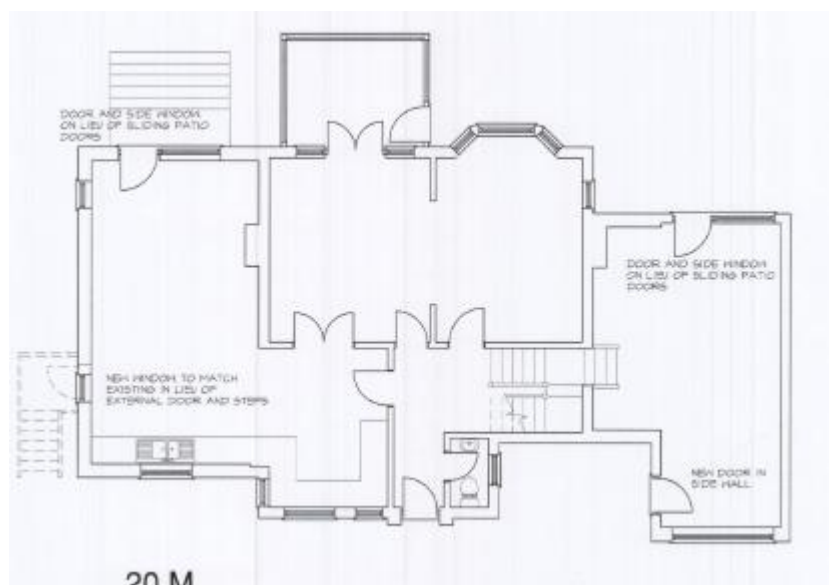
DSA: DM1 (Presumption in favour of sustainable development),

- 5.1. The application site currently comprises a detached dwelling located off Wordsworth Close where the surrounding area is characterised by varying ground levels. Wordsworth Road is set on an elevated position over Tennyson Close which sits adjacent to Marlow Hill. The surrounding properties are predominately detached properties of various size, design and markedly different characteristics, creating a more varied street scene.
- 5.2. The raised walkway and steps to the rear of the site are considered acceptable in principle, subject to other material considerations, detailed further below.

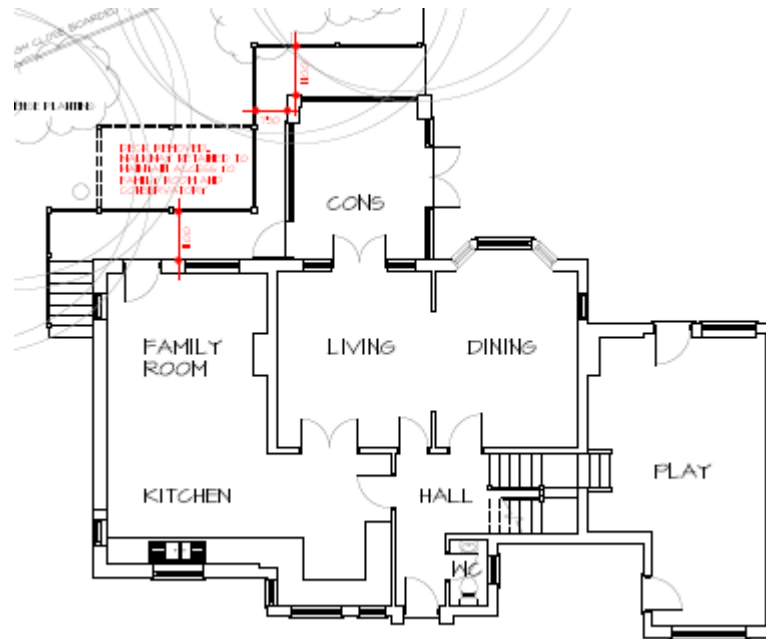
Amenity of existing and future residents

Wycombe District Local Plan (August 2019): DM35 (Placemaking and Design Quality), DM36 (Extensions and Alterations to Existing Dwellings)

- 5.3. A previous application has approved the following layout:



- 5.4. The scheme now differs in that a walkway is now proposed from the rear corner to the conservatory:



- 5.5. The scheme is considered materially different to the refused scheme as the decking area is to be removed (shown by the dashed line) and the proposal will just consist of a walkway. No privacy screen is proposed, the walkway will be enclosed by balustrading.
- 5.6. The walkway is of insufficient width to provide a suitable and usable seating area. It is the officer's view that the walkway will just be a used for gaining access around that back of the building and not as an amenity area.
- 5.7. The objection from the neighbouring property is acknowledged. However, some level of mutual overlooking exists between properties. In addition the habitable room windows from the family room and conservatory already overlook the neighbouring property.
- 5.8. It is therefore considered that the walkway, while being 1.1m closer to the rear boundary, will not result in significant levels of increased overlooking due to the nature of the use of the walkway and existing overlooking from habitable rooms.
- 5.9. When taking account of the above it is considered that the walkway would not cause any significant overlooking, loss of light or overbearing issues that would justify refusing planning permission.
- 5.10. The existing terrace is shown to be removed. It is therefore necessary to condition that this is removed within 3 months.

Raising the quality of place making and design

Wycombe District Local Plan (August 2019): CP9 (Sense of place), DM35 (Placemaking and Design Quality), DM36 (Extensions and Alterations to Existing Dwellings)

- 5.11. The walkway is set at ground level on the southwest side graduating up to a maximum 1.2m to the northeast and this follows the existing form of the dwelling. As mentioned the development is sited to the rear of the dwelling and, as such, not readily visible from the street scene or wider public domain and this set back helps to minimise any potential impact of the development on the street scene.

5.12. The walkway is constructed in timber with balustrading. These materials are considered acceptable. No harmful impact to the host dwelling or the surrounding area is considered to occur as a result of this application that would justify refusing planning permission.

Weighing and balancing of issues – overall assessment

5.13. 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.

5.14. 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

5.15. As set out above it is considered that the proposed development would accord with the development plan policies.

Recommendation: Application Permitted

1 Unless within three months of the permission hereby granted the decking area to the rear of the property is altered to comply with the details shown on drawing number 17/19/03, the entire decking structure shall be removed from the site.

Reason: In order to protect the amenities of the adjoining occupiers.

2 The development hereby permitted shall be built in accordance with the details contained in the planning application hereby approved and plan number 17/09/03 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 NPPF (2019) 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 application was acceptable as submitted and no further assistance was required.

19/06919/FUL

Consultations and Notification Responses

Ward Councillor Preliminary Comments

Councillor L M Clarke OBE

Please bring to Committee for determination if you are minded to approve. Also I request a site visit.

This new application still overlooks the neighbouring properties to the rear of 1 Wordsworth Road, namely, 1 and 3 Tennyson Road and is exceptionally detrimental in the overlooking to 1 Tennyson where the proposed decking allows the residents at 1 Wordsworth Road to look directly into all the habitable areas and spaces of 1 Tennyson Road.

Indeed I do not see much change from this to the former application, which awaiting the outcome of an appeal by the residents at 1 Wordsworth Road.

This application makes no fundamental change to the reason for refusal on the previous application.

Parish/Town Council Comments/Internal and External Consultees

High Wycombe Town - Abbey Ward

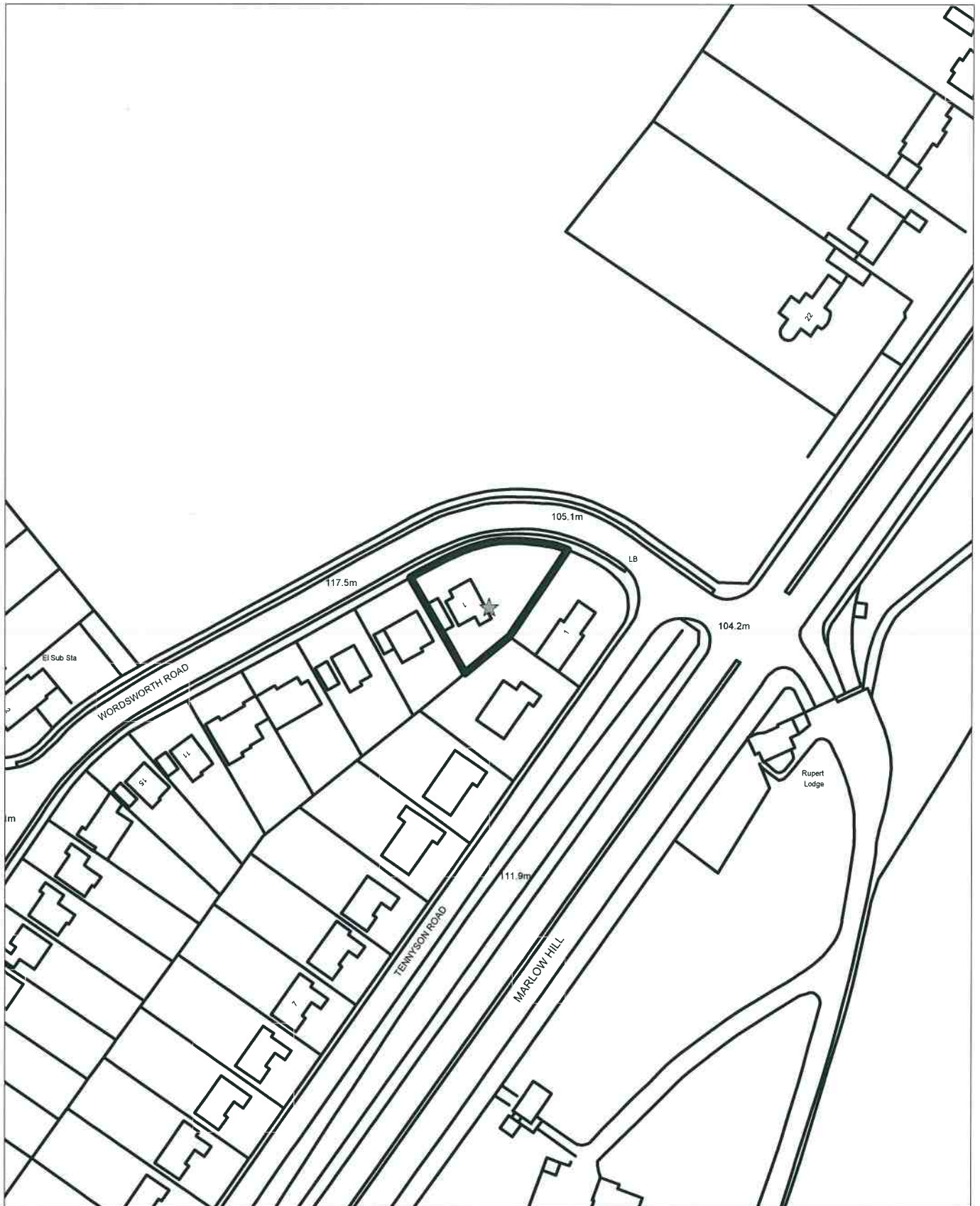
Enforcement Team

Comments: The Enforcement Notice required the removal of the decking etc. by 8th September 2019. However, we have informed the applicant that we will not enforce until the outcome of this current application.

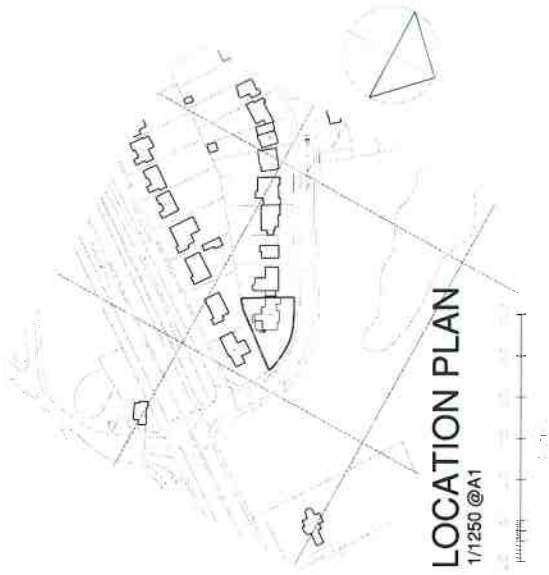
Representations

One letter of objection received. The privacy will be reduced as before. The appeal decision should be upheld.

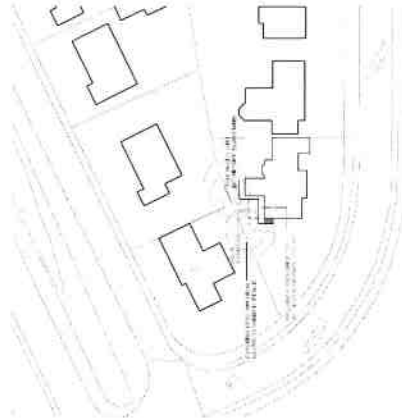
19/06919/FUL
Scale 1/1250



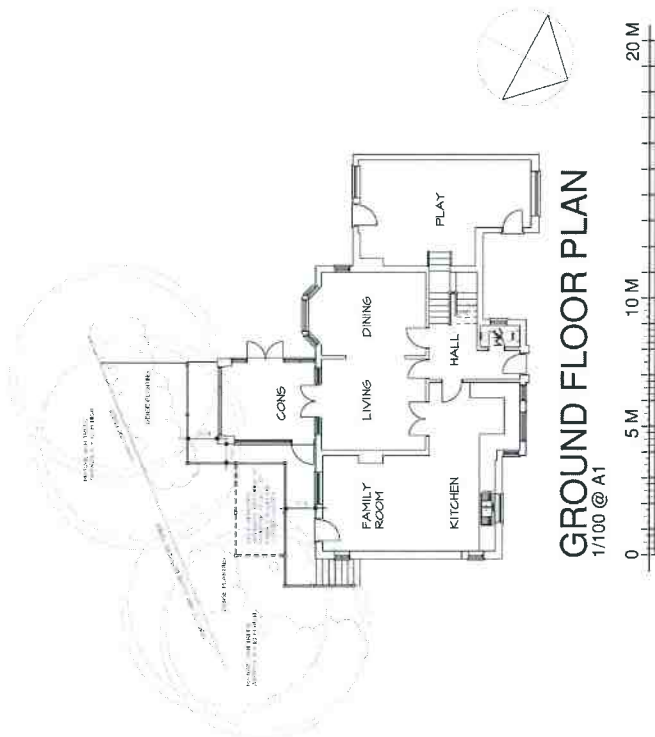
Do not view as final drawing
All dimensions to be verified on site 1:1 to double check



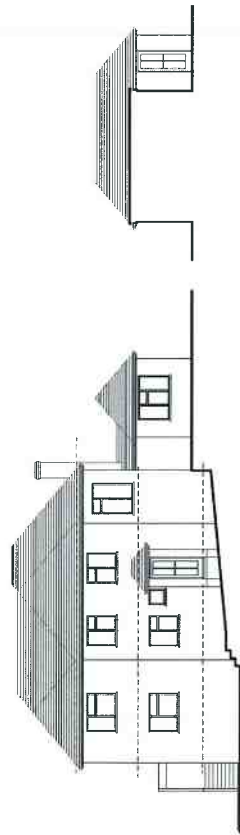
LOCATION PLAN
1/1250 @ A1



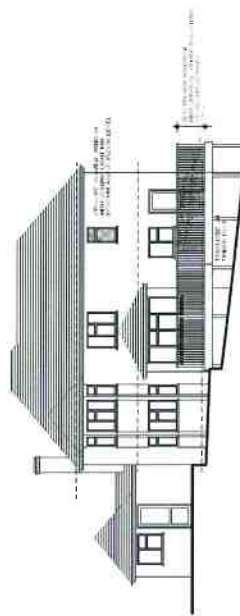
BLOCK PLAN
1/500 @ A1



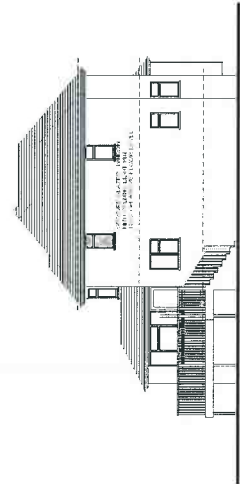
GROUND FLOOR PLAN
1/100 @ A1



NORTH WEST (FRONT) ELEVATION
1/100 @ A1



SOUTH EAST (REAR) ELEVATION
1/100 @ A1



NORTH EAST (SIDE) ELEVATION
1/100 @ A1

Project Alteration and balcony at 1 Wootsworth Road High Wycombe	Date August 2019	No. 1/100, 1/500, 1/1250
	Drawn by Proposed scheme	Date No. 17/08/03
Plan Elevations		Scale 1/100
Drawn by Mr S Ansari		

reed architects

The Workshop
36 School Road
Pinn
Buckinghamshire
HP10 8EF

Mr. J. ...
01494 47765
www.reedarchitects.com

Agenda Item 9.

1. Pre-Planning Committee Training/ Information Sessions

Officer contact: Alastair Nicholson

DDI: 01494 421510

Email: alastair.nicholson@wycombe.gov.uk

Wards affected: All

PROPOSED DECISION OR RECOMMENDATION TO COUNCIL

1.1 The Committee note that the next pre-committee training/information session is scheduled for 6.00pm on Wednesday 13 November.

1.2 No presentations have as yet been booked. If a developer or training session comes forward Members will be updated, otherwise it is proposed to begin the Planning Committee meeting at 6.30pm.

Corporate Implications

1.3 Members of both the Planning Committee, and the Regulatory and Appeals Committee, are required to complete a minimum level of planning training each year.

Sustainable Community Strategy/Council Priorities - Implications

1.4 None directly.

Background and Issues

1.5 The pre Planning Committee meeting gives an opportunity for member training or developer presentations.

Options

1.6 None.

Conclusions

1.7 Members note the recommendation.

Next Steps

1.8 None.

Background Papers: None.

Agenda Item 11.

For Information: Delegated Action Authorised by Planning Enforcement Team

Between 03/09/19-30/09/19

Reference	Address	Breach	Date Authorised	Type of Notice
19/00250/OP	Alpine Rifle Range Lane Great Kimble Buckinghamshire HP17 0XU	Without planning permission, re-siting of oil tank to front and erection of pedestrian and vehicular access gates and fencing to front in breach of condition 3 of planning permission 18/07530/FUL	18-Sep-19	No Material Harm
18/00088/OP	106 Whitelands Road High Wycombe Buckinghamshire HP12 3EL	Without planning permission the erection of a single storey side and rear extension (shown outlined in blue on the attached plan)	18-Sep-19	Enforcement Notice
18/00438/OP	Litmore Shaw Grays Lane Ibstone Buckinghamshire HP14 3XX	Without planning permission, the carrying out of development comprising: a) Change of use to mixed use comprising agricultural and residential; b) Erection of underground store (shown edged in blue on the attached plan), c) Laying of hardstanding (shown edged in green on the attached plan), d) Erection of planters and retaining walls (shown edged in brown on the attached plan), e) Operational development comprising engineering works to alter land levels, f) Installation of ground source heat pump.	18-Sep-19	Enforcement Notice

Reference	Address	Breach	Date Authorised	Type of Notice
17/00024/OP	Aldridge Grove Hampden Road Denner Hill Buckinghamshire	Without planning permission, the material change of use of the Land to an Air Rifle range along with the siting of associated paraphernalia and the carrying out of operational development to facilitate this unauthorised material change of use including: (1) the erection of a range compound building shown outlined in yellow on the attached plan; and (2) the siting of a container for ancillary storage shown outlined in green on the attached plan; and (3) the siting of a WC structure shown shaded] in pink on the attached plan; and (4) the erection of boundary fencing and netting in the position shown by the brown line on the attached plan; and (5) the laying of hardstanding to create car park shown hatched in blue on the attached plan.	18-Sep-19	Enforcement Notice
19/00254/PR	128 Heath End Road Flackwell Heath Buckinghamshire HP10 9EW	Unauthorised development including excavation works and engineering operations to significantly alter ground levels and laying of hardstanding	18-Sep-19	Temporary Stop Notice