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App No : 19/06975/FUL App Type : FUL

Application for : Householder application for construction of roof extension incorporating habitable space within loft, including rear & side dormers and additional roof lights, part single storey, part two storey rear extension and fenestration alterations (alternative scheme to pp 18/07931/FUL).

At Wyeseide, Park Farm Road, High Wycombe, Buckinghamshire, HP12 4AF

Date Received : 14/08/19 Applicant : Mr Mohammad Comran

Target date for decision: 09/10/19

1. **Summary**

- 1.1. The application is recommended for approval.
- 1.2. This planning application is an alternative to the scheme previously granted planning permission under approval 18/07931/FUL. The proposal seeks to add 3 dormer windows and 4 roof lights. One dormer window is proposed in the rear elevation and two in southern side. 3 rooflights are proposed on the flat crowned roof, with and one on the northern roofslope. There is an existing rooflight to the front elevation.
- 1.3. The proposal will respect the character of the site, the surrounding locality, and the amenity of the neighbouring occupiers. Furthermore it would have no adverse impact on highway safety.

2. **The Application**

- 2.1. All 3 dormer windows have a pitched roofed design and are proposed to be 3m in width and 2.3m in height. The flanks are 1.1m tall and the roof 1.2m respectively. The rooflights are standard.
- 2.2. The application dwelling is a two storey detached dwelling situated to the eastern side of Park Farm Road and is situated within a large rectangular shaped curtilage with off-road parking to the front and side driveway. The street scene of Park Farm Road slopes down at a medium gradient from north to south and the dwelling is adjoined by residential properties to the north and is located within the built-up area of High Wycombe.

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.
- 3.2. In this instance both Ward Councillors called this application to Planning Committee due to public concern.

4. **Relevant Planning History**

- 4.1. 18/07931/FUL - Householder application for construction of roof extension, part single storey, part two storey rear extension and fenestration alterations. Permitted 25.04.2019
- 4.2. 91/05915/FUL – First floor extension. Permitted.

4.3. 90/05744/FUL – Replace flat roof at rear with pitched roof. Permitted.

4.4. 88/07949/FUL – Two storey extension at front. Permitted.

5. Issues and Policy considerations

Principle and Location of Development

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

5.1. The application dwelling is a residential house which has had planning permission granted for extensions. It is located in a residential area where additional residential development is acceptable in principle.

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

New Local Plan: CP9 (Sense of place), DM36 (Extensions and alterations to existing dwellings)

5.2. The 3 additional dormer windows will increase the bulk and scale of the previously improved roof but are not considered to be out of scale or character with that development.

5.3. In his report for the previous application the planning officer wrote “The crown roof section would be partially disguised by the pitched roof to all sides. As such, no objections are raised in this regard.”

5.4. The proposed dormer windows are modest in size, with narrow cheeks and pitched roofs. They have been designed to allow light into the roof space so that an additional room can be created in the roof. Externally the tiles are proposed to match the roof. As a result the windows are residential in nature and in keeping with the application dwelling.

5.5. Only one of the rooflights will potentially be visible from the public domain. It will have a limited and acceptable impact.

Raising the quality of place making and design

Wycombe District Local Plan (August 2019): CP9 (Sense of place), DM35 (Placemaking and Design Quality)

5.6. The addition of the dormer windows and rooflights would not have any detrimental impact on the character or appearance of the area.

5.7. In his report for the previous application the planning officer wrote “The siting of the majority of the extensions to the rear of the property is such, that the development would have no adverse impact on the surrounding locality. Although the new roof over the host dwelling would increase its overall ridge height, the adjacent dwelling to the north at Kingscote is situated on a higher ground level and as such, the resultant ridge height would be in keeping with the neighbouring roof heights”.

5.8. Wyeside is the end house on the left at the end of Park Farm Road. To the south the flank elevation of the house overlooks West Wycombe Park with the River Wye running adjacent to the side of the house. The park is designated as a Conservation Area, Chilterns Area of Outstanding Natural Beauty and West Wycombe Parks and Gardens, which means proposals which harm the visual amenity of the park or would detract from its special character and appearance would not be permitted.

5.9. The boundary between the park and the side of Wyeside consists of a low brick and flint wall with high trees with the river and park beyond. The side dormer windows would be screened from view from within the park by the trees and their appearance alone does not detract from appearance of the house. They would also be set back from the front of the house so would be difficult to see from the street. The dormer window in the rear would have no materially significant impact upon the local area.

Amenity of existing and future residents

Wycombe District Local Plan (August 2019): DM35 (Placemaking and Design Quality), DM40 (Internal space standards)
Housing intensification SPD

- 5.10. As stated above the dormer windows in the side elevation overlook the park and would not result in any loss of privacy to the neighbouring houses.
- 5.11. As with the addition of any dormer window the proposed rear dormer window will overlook the rear garden of the neighbour. However due to the Wyeside having approval to extend so far to the rear the dormer window would overlook middle part of the neighbour (Kingscotes) garden. This is normal relationship for residential development and therefore is acceptable.
- 5.12. The rooflights in the crowned roof are at high level and have a view straight up so will not overlook the neighbouring houses. The neighbour Kingscote is on a higher ground level than Wyeside and has a bedroom window in the first floor side elevation which overlooks Wyeside. Due to the difference in the ground levels between the two houses the rooflight proposed in the north elevation will be at a similar level to the bedroom window in Kingscotes side elevation and would overlook it. As a result a condition will be imposed on the rooflight to insure that it has a minimum internal cill height of 1.7 metres above finished floor level. To prevent overlooking to the neighbour.

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)

- 5.13. The driveway to the side of the house provides sufficient parking for a dwelling of the proposed size.

Flooding and drainage

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

- 5.14. Concerns have been raised about the amount of toilets that are proposed in the house as it is alleged that the current sewerage system at the house overflows. The previous application granted permission for 6 toilets in total and this application seeks to add 1 more.
- 5.15. As a rebuttal to these concerns the applicant advises that the planning committee that approved the original application concluded that the sewerage would not increase due to the number of toilets. The flow would be down to the amount that they are used.
- 5.16. As a planning department we defer to Building Control and Thames Water to ensure the sewerage system at the house is fit for purpose. The additional bathroom and its impact are not considered to make the proposed external alterations unacceptable in planning terms.

Weighing and balancing of issues – overall assessment

- 5.17. This section brings together the assessment that has so far been set out in order to weigh and balance relevant planning considerations in order to reach a conclusion on the application.
- 5.18. In determining the planning application, section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. In addition, Section 143 of the Localism Act amends Section 70 of the Town and Country Planning Act relating to the determination of planning applications and states that in dealing with planning applications, the authority shall have regard to:
 - a) Provision of the development plan insofar as they are material

- b) Any local finance considerations, so far as they are material to the application (in this case, CIL)
- c) Any other material considerations

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

Recommendation: Application Permitted

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (As amended).
- 2 The development hereby permitted shall be built in accordance with the details contained in the planning application hereby approved and plan numbers WDC1; 0; 1/C; 2; 3/C; 4/C; 5; 6/C; 8/C and 9/C 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 Notwithstanding any indication otherwise given on the plans hereby permitted, the rooflight window in the north facing roofslope shall have a minimum internal cill height of 1.7 metres above finished floor level. The window shall thereafter be retained as such.
Reason. In the interests of the amenity of neighbouring properties.

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 both Ward Councillors called this application to Planning Committee due to public concern.