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App No : 19/06000/FUL App Type : FUL

Application for : Erection of 3-bed chalet bungalow with associated car parking & creation of new access from Hunters Hill

At Rear of 46 & 48 Micklefield Road, High Wycombe, Buckinghamshire, HP13 7EN

Date Received : 08/05/19 Applicant : Mr Sandhu

Target date for decision: 03/07/19

1. **Summary**

- 1.1. Insufficient information has been provided to demonstrate that adequate surface water drainage measures can be implemented on the site to accommodate the surface water run-off generated by the proposed development.
- 1.2. Further information in the form of existing and proposed spot heights, elevation drawings, section drawings etc are required to ensure a satisfactory standard of accommodation, and in the interests of the residential amenities of the neighbouring dwellings.
- 1.3. Furthermore, no information has been submitted in relation to trees or ecology, to determine whether the proposal could be constructed without causing undue harm to the local wildlife, trees and ecology.
- 1.4. The proposed development would conflict with a number of Development Plan policies and is therefore recommended for refusal.

2. **The Application**

- 2.1. Full planning permission is sought for the erection of a 3-bed chalet bungalow, creation of new access onto Hunters Hill and associated car parking. The application drawings also indicate changes to ground levels.
- 2.2. The application site consists of former garden land, to the rear of Nos. 46 & 48 Micklefield Road, within the High Wycombe settlement boundary. Ground levels within the immediate locality rise steeply to the east from Micklefield Road in the west.
- 2.3. The proposed 3-bed bungalow follows a chalet style design, incorporating 2 bedrooms, a family bathroom, open plan living/dining and kitchen area, and a separate utility at ground floor, and a third bedroom with en-suite at first floor. The proposal incorporates 2 flat roofed dormer windows within the front elevation overlooking Hunters Hill, and a large flat roofed box dormer within the rear roof slope. No information has been submitted on the proposed materials at this stage.

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 was provided with pre-application advice. The applicant/agent was updated of any issues as they arose, and advised how the proposal was not in accordance with the development plan. The application was subsequently considered by the Planning Committee.

4. Relevant Planning History

Application Site

4.1. None relevant to this application

Surrounding Area

4.2. W/85/7435/FF – Erection of chalet bungalow – Outline application approved rear of Nos. 50, 52 and 54 Micklefield Road

4.3. W/86/5730/FF – Erection of chalet bungalow – Approved to rear of Nos. 50, 52 and 54 Micklefield Road

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), DM21 (The Location of New Housing), DM33 (Managing Carbon Emissions, Transport and Energy Generation)

DSA: DM1 (Presumption in favour of sustainable development)

5.1. The application site is located within the High Wycombe settlement boundary, a Tier 1 settlement.

5.2. Given this policy context the proposed erection of a new dwelling is considered acceptable in principle, subject to compliance with the Development Framework and all other material planning considerations.

Affordable Housing and Housing Mix

Wycombe District Local Plan (August 2019): DM22 (Housing Mix), DM24 (Affordable Housing), DM41 (Optional Technical Standards for Building Regulations Approval)
Planning Obligations Supplementary Planning Document (POSPD)

5.3. The proposed development falls below the threshold for affordable housing within this 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)

Buckinghamshire Countywide Parking Guidance

5.4. The site is located within Residential Zone A, wherein a 3-bed dwelling would typically be expected to provide 2 on-site parking spaces.

5.5. The application drawings indicate the creation of a new vehicular access onto Hunters Hill, and the creation of 2 parking spaces on a raised parking area, which is in accordance with the Buckinghamshire Countywide Parking Guidance.

5.6. Representations received from local residents, and comments from the local Ward Councillors, raise concerns in respect of the safety implications of the proposed access upon users of the adjacent highway.

5.7. The County Highway Authority has been consulted upon the application and has raised no concerns in respect of the suitability of the access, parking, or the impact upon highway safety.

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)

Housing intensification SPD

Adopted Residential Design Guidance

5.8. The proposed development, which would front Hunters Hill, would adopt a chalet bungalow design, not dissimilar from the adjacent property Sennen, permitted in the

1980s.

- 5.9. The scale, and form of the proposed new dwelling, relative plot size, and orientation are considered to be in accordance with the guidance contained within the Housing Intensification SPD.
- 5.10. The proposed new dwelling would be located approximately 2.5 - 3 metres from the flank boundary with Sennen, and would achieve a back to back separation distance of approximately 26 - 28 metres from Nos. 46 and 48 Micklefield Road.
- 5.11. The drawing titled 'existing level section' suggests that the ground levels would be lower to the north east of the site, to accommodate the new dwelling, while the existing ground level would be maintained for the proposed parking and garden areas.
- 5.12. Indicatively, it would appear that such an approach would minimise the impact of the proposal upon the neighbouring properties, and ensure a more subservient appearance within the street scene, similar to Sennen.
- 5.13. However, more detailed levels information, such as existing and proposed spot heights, section drawings etc are required, to ensure a satisfactory standard of accommodation, and in the interests of the residential amenities of the neighbouring dwellings.
- 5.14. Had the development otherwise been considered acceptable, it might have been appropriate to invite the submission of further levels information prior to determination.

Amenity of existing and future residents

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

Neighbouring properties

- 5.15. The properties most likely to be affected by the proposed development are Sennen, which adjoins the site to the north, No. 44 Micklefield Road which adjoins the site to the south and Nos. 46 - 50 Micklefield Road which adjoin the site to the west.
- 5.16. With regards to the impact upon No. 44 Micklefield Road, given the level of overlooking which is currently permissible on site, and the distance of the proposed dwelling from this neighbour, the proposal would not be considered to raise any concerns in respect of the residential amenities of this property.
- 5.17. As discussed above the proposal would maintain a back to back distance in excess of 25 metres from Nos. 46 and 48 Micklefield Road. Given the raised ground levels of the application site, relative to those neighbours, it would be considered prudent to impose a condition requiring any upper floor windows to be fixed shut and obscurely glazed.
- 5.18. Subject to such a condition, the proposal would not be considered to have a significant adverse impact upon the residential amenities of the neighbouring properties.

Future occupiers

- 5.19. The general layout and arrangement is considered acceptable, with all rooms benefiting from a sufficient degree of light and outlook, and would comply with the Government's National space standards.
- 5.20. Whilst the application drawings do not specifically identify any bin and/or cycle storage facilities, it is considered that the site is of a sufficient size to accommodate the necessary storage, within a suitably convenient location for the future occupiers.
- 5.21. Had the proposal otherwise been considered acceptable it would have been appropriate to impose a condition requiring the submission and approval of such facilities by the Local Planning Authority, prior to occupation.
- 5.22. Two parking spaces would be provided adjacent the dwelling, for use by the future occupants of the site, in accordance with the Buckinghamshire Countywide Parking

Guidance. Directly accessible private amenity space would be provided to the side and rear of the dwelling.

- 5.23. Environmental Health has confirmed that it would have no objections to the proposal.
- 5.24. On the basis of the above, the proposal would be considered to achieve an acceptable standard of living accommodation for the occupiers of the new dwelling.

Flooding and drainage

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

- 5.25. The updated Flood Map for Surface Water (uFMfSW) provided by the Environment Agency shows the site to be in an area of high risk of surface water flooding.
- 5.26. The groundwater level in the location of the proposed development to be between 0.5m and 5m the ground surface for a 1 in 100 year return period.
- 5.27. Buckinghamshire County Council, as Lead Local Flood Authority has reviewed the information provided on the planning portal. In the absence of information regarding the management of surface water, in the form of a comprehensive Drainage Strategy and accompanying Drainage Statement, the LLFA objects to the proposed development due to insufficient information regarding the proposed surface water drainage scheme.

Ecology

Wycombe District Local Plan (August 2019): DM34 (Delivering Green Infrastructure and Biodiversity in Development)

DSA: DM13 (Conservation and enhancement of sites, habitats and species of biodiversity and geodiversity importance), DM14 (Biodiversity in development)

- 5.28. The application site consists of former garden land. At the time of the officer's site visit the land to the rear of No. 46 Micklefield Road was fenced off and overgrown.
- 5.29. Comments received suggest that the site may provide a habitat for local wildlife, including badgers. Further information in the form of an initial stage 1 survey will therefore be required to determine whether any protected species may be adversely affected, whether any additional survey work is required, and what mitigation measures would be appropriate.
- 5.30. The proposal therefore fails to demonstrate that the proposal would not have a detrimental impact upon local wildlife and ecology.

Building sustainability

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

- 5.31. Had the proposal otherwise have been considered acceptable it would have been considered necessary to condition water efficiency in accordance with Policy DM41.

Weighing and balancing of issues – overall assessment

- 5.32. 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.
- 5.33. 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

5.34. As set out above it is considered that the proposed development would conflict with a number of development plan policies.

Other matters

5.35. The application drawings show Nos. 46 and 48 Micklefield Road edged in blue; land under the control of the applicant. However, at the time of the officer's site visit the Council were advised that No. 46 Micklefield Road had been sold and was no longer in the same ownership.

5.36. Had the proposal otherwise been considered acceptable it would have been necessary for the applicant/agent to submit amended location and site plans, with the red and blue edging updated to reflect the current ownership status.

Recommendation: Application Refused

- 1 Insufficient information has been submitted to demonstrate that adequate surface water drainage measures can be implemented on the site to accommodate the surface water run-off generated by the proposed development. The Local Planning Authority cannot be satisfied that this proposal will not result in a risk to flooding on the application site or in the surrounding area. The proposal is therefore contrary to Policy DM39 (Managing Flood Risk and Sustainable Drainage Systems) of the Wycombe District Local Plan (August 2019).
- 2 In the opinion of the Local Planning Authority, insufficient information has been submitted to demonstrate that the proposed development can be accommodated on site without having a detrimental impact upon ecology, biodiversity, and trees. The proposal is therefore contrary to policy DM34 (Delivering Green Infrastructure and Biodiversity in Development) of the Wycombe District Local Plan (adopted August 2019), and policies DM13 (Conservation and enhancement of sites, habitats and species of biodiversity and geodiversity importance), and DM14 (Biodiversity in development) of the Delivery and Site Allocations document.
- 3 In the opinion of the Local Planning Authority, insufficient information has been submitted, with regards to the existing and proposed ground levels within the site, to demonstrate that the proposal would achieve a satisfactory form of development, without having an adverse impact upon the residential amenities of the neighbouring dwellings. The proposal is therefore contrary to policy DM35 (Placemaking and Design Quality) of the Wycombe District Local Plan (adopted August 2019), and the Residential Design Guidance (adopted June 2017).

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.

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