

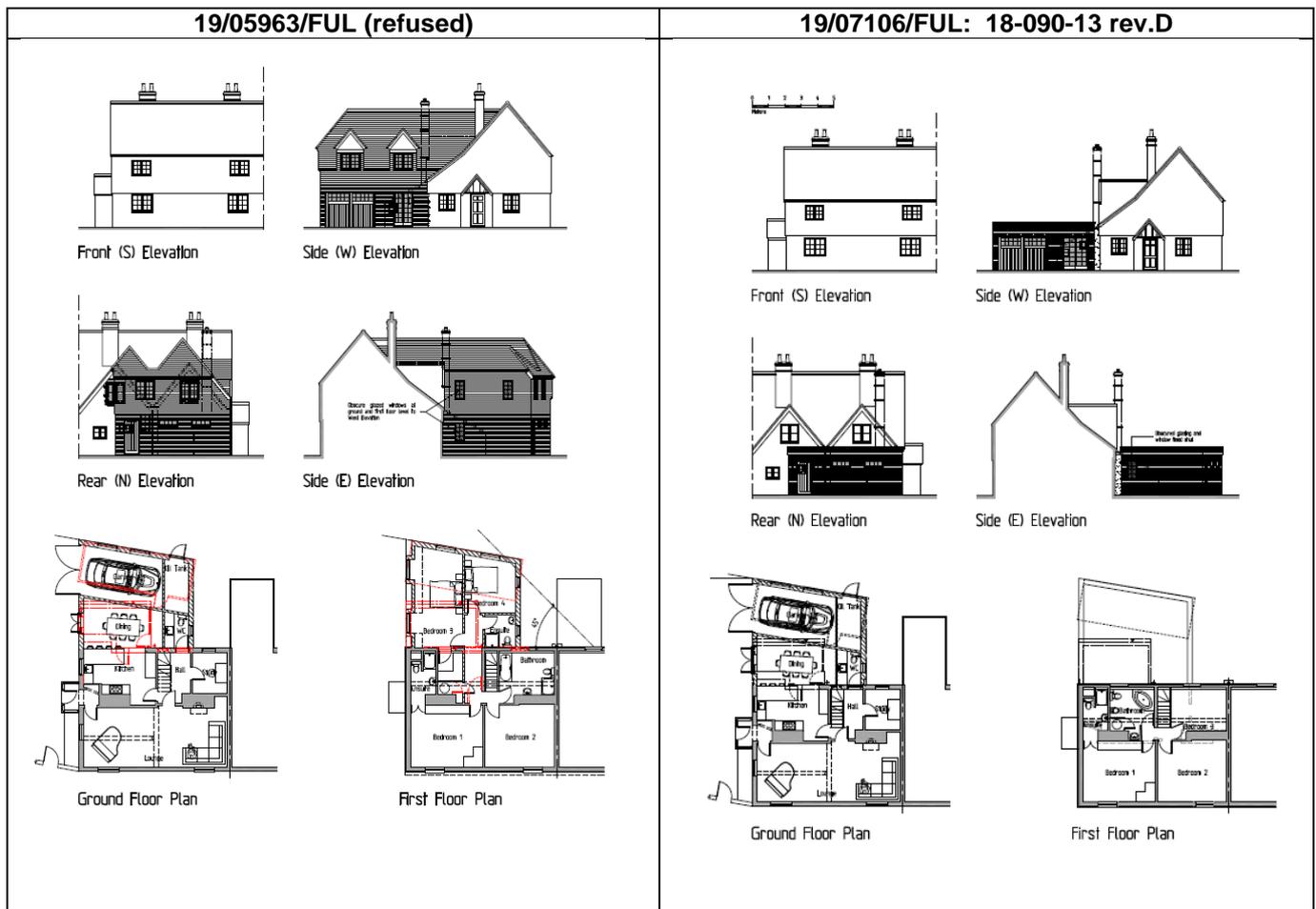
Contact: Alexia Dodd DDI No. 01494 421462
App No : 19/07106/FUL App Type : FUL
Application for : Householder application for the construction of a single storey rear extension and associated internal alterations following the demolition of the existing single storey lean-to and garden shed
At 66 Hambleden Village, Hambleden, Buckinghamshire, RG9 6RX
Date Received : 18/09/19 Applicant : Mr & Mrs Wilcock
Target date for decision: 13/11/19

1. **Summary**

- 1.1. Planning permission is sought for the construction of a single storey rear extension and associated internal alterations following the demolition of the existing single storey lean-to and garden shed.
- 1.2. This amended proposal is in accordance with the planning policy. It would not have a detrimental impact upon the amenity of the neighbouring occupiers. Nor would the proposal have a detrimental impact upon the historic assets of the location.

2. **The Application**

- 2.1. Planning permission is sought for a single storey rear extension. This would replace the utility room and shed. The extension would have a simple flat roof sited under the rear cat-slide.
- 2.2. The extension would be finished in matching bricks with detailing at the eaves to reflect the eaves of the cat slide. The garage doors would be wooden.
- 2.3. No.66 is a modest cottage within Hambleden Conservation Area. Although it is not a listed building, No.61 and 62 which form part of the terrace are listed.
- 2.4. The application property has a prominent position within the village being located on a corner plot. To the rear of the cottage is a cat-slide roof that is identified as important to the local vernacular in the Conservation Area statement.
- 2.5. The existing ground floor study window borrows amenity from the back yard of number 65.



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.
- 3.2. Following the site visit and case review amended plans were sought and received. The proposed extension no longer cuts into the existing cat-slide roof. The new extension is not a separate building it would be integrated with the existing cottage.
- 3.3. The LPA are of the view that this single storey extension overcomes the objections to the 2-storey rear extension. The proposal is now recommended for approval.

4. Relevant Planning History

- 4.1. **W/86/5339** Replacement of vertical tile hanging to side & front elevations – Approved
- 4.2. **19/05963/FUL** Householder application for construction of two storey rear extension and associated internal alterations following the demolition of the existing single storey lean-to and garden shed – Refused
- 4.3. **19/07105/FUL** Householder application for construction of two storey rear extension and associated internal alterations following the demolition of the existing single storey lean-to and garden shed – Refused because the proposal would fail to preserve or enhance the character or appearance of the Conservation Area; would be harmful to the street scene and AONB; and would be overbearing in appearance to the neighbouring property.

5. Issues and Policy considerations

Development Plan Policies and Guidance

New Local Plan: CP1 (Sustainable Development), CP9 (Sense of Place), CP11 (Historic Environment), DM20 (Matters to be Determined in Accordance with the NPPF), DM30 (The Chilterns AONB), DM31 (Development Affecting the Historic Environment), DM35 (Place-making & Design Quality), DM36 (Extensions & Alterations to Existing Dwellings), DM39 (Managing Flood Risk & Sustainable Drainage Systems), DM44 (Development in the Countryside Outside of the Green Belt).

Additional Guidance: Buckinghamshire County Parking Guidance

Impact upon the Conservation Area

- 5.1 Conservation areas are not outdoor museums, fixed in time. Conservation areas are living communities that will change and evolve over time. However, the changes ought not to have a detrimental impact upon their heritage assets.
- 5.2 Conservation areas vary greatly, but certain aspects form the basis of a coherent assessment. The topography and its historical development, the archaeological significance and potential, the architectural character and quality of buildings, the prevalent building materials, the character and hierarchy of spaces, views into and out of the area, the quality and relationship of buildings in the area and also of trees and other green features. All of these aspects are assessed in the character survey prepared for each conservation area. The surveys also note unlisted buildings which make a positive contribution to the special character of the area.
- 5.3 Designation of a conservation area does not imply that no further development or change will be permitted within that area, although in rural conservation areas the opportunities are very limited. The District Council is committed to improving standards of modern design and considers that any proposals should have the ultimate aim of enhancing the established character of the conservation area. New building in conservation areas, including extensions to existing buildings, cannot be considered in isolation but must be seen as part of a larger whole.
- 5.4 New development, where acceptable, should therefore be of a high standard of design, sympathetic to any existing building concerned and to the general character of the area in terms of the:
 - i. scale, height and bulk;
 - ii. plot size;
 - iii. horizontal and vertical emphasis; and,
 - iv. colour, type, form and use of materials.
- 5.5 Hambleden village nestles at the foot of the Hambleden Valley, midway between Marlow and Henley. The main road up the valley passes to the west of the village. The village itself is one of the jewels of the district, due in part to the National Trust who hold covenants over many of the buildings; as a result the village is greatly unchanged in appearance.
5. The settlement is focused on the village square, with pretty medieval cottages facing onto it and along the access roads, creating a strong settlement layout. The church sits within a walled churchyard, to the east lies Hambleden Manor House, 17th century in date. Further from the centre lies Kendricks, a glorious Baroque mansion with far reaching views across the valley. Later development from the Victorian era radiates out along the valley roads.
- 5.6 The Conservation Area statement sets out the importance of no.66 within the village.

- 5.7 A lane leads alongside no.60. Across the street is 61 to 66 which creates a frontage along the street. Nos. 65 and 66 are not listed but are of late C19th with rendered ground floor and decorative tile hung on the upper storey and end gable. This part of the building has a cat-slide roof to the rear. The conjunction of the different materials and building types along this small terraces provides great visual interest.
- 5.8 This proposal seeks to replace the existing utility room and detached shed with a purpose-built extension. The extension would include an integral garage.
- 5.9 The extension has been re-designed to sit under the original cat-slide roof to the cottage. In this instance the flat roof does not compete with the character of the cottage. It is a simple and practical solution.
- 5.10 The removal of the ad-hoc utility room and shed and their replacement with this development would preserve the character and appearance of the Conservation Area. The Council's Conservation Officer has no objection to this amended scheme.
- 5.11 The use of matching can be conditioned to ensure a satisfactory external finish to the development.

Impact upon local archaeology

- 5.10 The County Archaeologist was consulted upon the development. They raised no objections. Nor did they recommend a watching brief. The proposal would not have a detrimental impact upon the archaeology of the valley.

Impact upon the AONB

- 5.11 No. 66 Hambleden Village is located within the Chilterns AONB.
- 5.12 Areas of Outstanding Natural Beauty represent areas of the highest scenic quality, and, in landscape terms, are intended to enjoy equal status with National Parks. The primary purpose of Area of Outstanding Natural Beauty designation is the conservation of the natural beauty of the landscape.
- 5.13 This is a living landscape encompassing a variety of character areas and a range of settlements types.
- 5.14 The Chilterns Area of Outstanding Natural Beauty's special qualities include the network of ancient routes and villages with their brick and flint houses. The Chilterns has areas of tranquillity and remoteness along with visually sensitive skylines which contribute towards making this a special landscape.
- 5.15 In respect of the above the proposal would not conflict with the original cat-slide roof to the rear of the cottage. As such the proposal would no longer be at odds with aims of the AONB in protecting the visual landscape and assets of the designation.

Impact upon the open countryside

- 5.16 The LPA seek to protect and enhance the character and quality of the rural environment. This includes visual amenities.
- 5.17 Modest extensions to dwellings in the countryside can be considered as development appropriate to a rural area. The LPA wishes to guard against proposals which would be of a scale liable to detract from the rural character of the open countryside.
- 5.18 Proposals which are of a substantial scale in relation to the existing dwelling, or have a degree of separation from it, will be considered as new dwellings in the countryside. Inappropriate extensions are liable to be detrimental to the character and amenities of the countryside.

5.19 In this instance the very modest single storey rear extension would not have a detrimental impact upon the open vista across the gravel yard to the north.

5.20 Therefore the proposal is acceptable in these terms.

Impact upon existing property

5.21 The local plan seeks to achieve a high level of design for all developments within the District including domestic extensions which reflects the property and the location. Extensions should be designed to complement the existing building, and be visually integrated with it. They should always be subservient to the original dwelling.

5.22 In this instance the proposal is subservient to the original dwelling. The amended single storey rear extension has been designed to complement the cottage.

5.23 It is noted that the rear boundary is at an angle. The proposed single storey rear elevation of the extension would follow this. This relationship with the rear boundary is not dissimilar to the existing layout. Therefore the proposal is found to be acceptable.

5.24 This application is for a rear extension there is no requirement to submit information in respect of the existing boundary wall nor is a roof plan necessary. There are sufficient details for the LPA to determine this application.

Impact upon character and appearance of the area

5.28 The modest single storey rear extension would not appear as an incongruous form of development within Hambleton Village.

Impact upon neighbouring amenity

5.29 The proposal would not erode the existing relationship with the neighbouring dwellings

5.30 The development would not conflict with the recommended light angles. However this is only one small part of the considerations to make.

5.31 The study at No.66 borrows amenity and light from the yard of the attached cottage. Given that the small yard is the only amenity to rear of No.65 the height and mass of the proposed extension as originally proposed would have had an overshadowing impact. However, the reduction of the scheme to a single storey flat roof extension is considered to overcome this concern.

5.32 The proposed ground floor window to the WC would be on the boundary with the neighbouring property. Given that the window would be non-opening and obscurely glazed it would not erode the existing relationship between dwellings. This window can be conditioned.

5.33 Nos.66 and 65 have a very close relationship with one another. The given the presents of the existing utility room and shed the single storey extension would have an acceptable relationship with the neighbouring rear yard.

5.34 The development would not have a detrimental and overbearing impact upon the neighbouring occupiers' amenity.

Impact upon parking

5.36 The dwelling is located within Bucks. CC parking Zone C where it is expected that a large family dwelling would have four parking spaces.

5.37 The new garage would provide the third parking space.

5.38 It is reasonable for visitors to use on street parking as there are no parking restrictions close the cottage.

Other relevant issues

Flooding

5.39 The site is within Flood risk Zone 3

5.40 A flood risk assessment been submitted as part of the application. It is has demonstrated that

so long as the extension is finished at the floor levels of the existing there the risk to the occupiers is acceptable.

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 18-090-01/A; 18-090-13/D 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 development hereby permitted shall be finished in accordance with the details contained in section 6 of the application form and plan number 18-090-13/D. No other materials shall be used 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.
- 4 Notwithstanding any other details shown on the plans hereby approved, the WC window and any other glazing to be inserted in the east elevation of the extension/dwelling 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.

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.
Following the site visit and case review amended plans were sought and received. The proposed extension no longer cuts into the existing cat-slide roof. The new extension is not a separate building it would be integrated with the existing cottage.
The LPA are of the view that this single storey extension overcomes the objections to the 2-storey rear extension. The proposal is now recommended for approval.
- 2 Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations and roof overhang will encroach on, under or over adjoining property.
- 3 The applicants attention is drawn to the fact that a licence to disturb any protected species needs to be obtained from Natural England under the Conservation (Natural Habitats &c) Regulations 2010.
- 4 A flood risk assessment been submitted as part of the application. It has demonstrated that so long as the extension is finished at the floor levels of the existing.