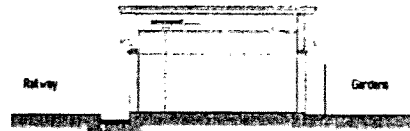
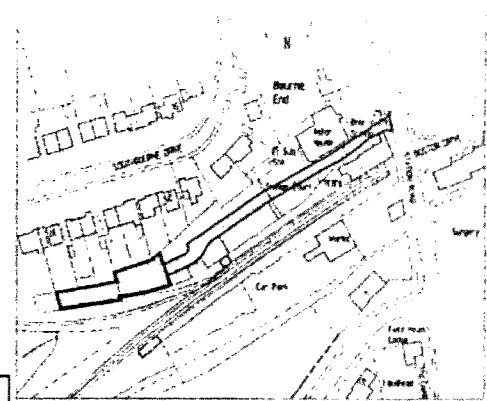


South Elevation

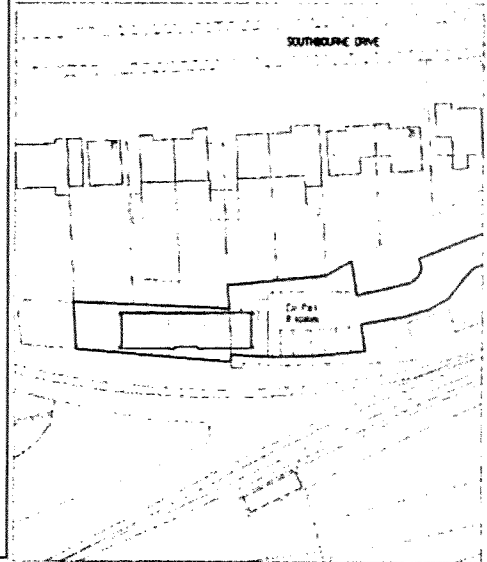


East Elevation

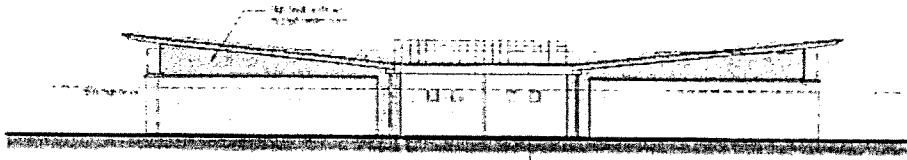


Site Location Plan - 1 : 1250

09/05476/FUL
 Image not to Scale



Site Block Plan - 1 : 500



North Elevation

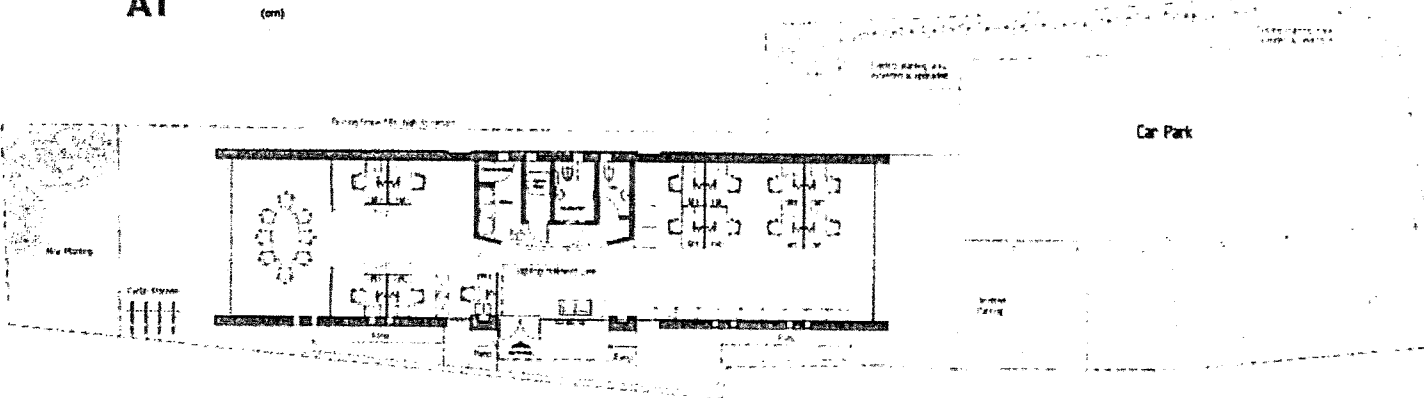


West Elevation

-A1-

B

Paper Size
A1



Ground Floor Plan

PLAN CONSIDERED
 AT PLANNING COMMITTEE
 17/06/09

PLANNING
28 APR 2009

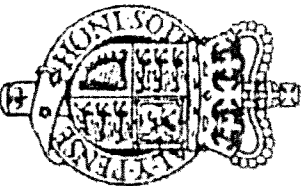
WILMANSLE DISTRICT
COUNCIL
NEW OFFICE DEVELOPMENT AT LAND
ADJACENT TO BOURNE END STATION
STATION COURT, STATION ROAD
BOURNE END SLB STP

For SPACE POD
SCHEME PROPOSALS
Plans & Elevations

SCALE:	DATE:	REF:
1: 100	Jan. 2009	06-058-108

BOWEN EVANS
CONSULTANCY
ARCHITECTS, PLANNERS
48A HIGH STREET
MARLOW Bucks HP8 7JW
Tel: 01494 467717

APPENDIX



Appeal Decision

Site visit made on 10 April 2007

by **M A Champion** BSc CEng FICE FStructE FIHT FHKIE

an Inspector appointed by the Secretary of State for
Communities and Local Government

The Planning Inspectorate
4/11 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-
inspectorate.gov.uk

Date: 20 April 2007

Appeal A: APP/K0425/A/06/2030321

Land at Station Court, Station Road, Bourne End, SL8 5YP.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Gordons Solicitors and Comerstone Developments Limited against the decision of Wycombe District Council.
 - The application ref: 06/05968/FUL, dated 20 April 2006, was refused by notice dated 29 August 2006.
 - The development proposed is the erection of a B1 office building with landscaping.
- Appeal B: APP/K0425/A/06/2037322**
- Land at Station Court, Station Road, Bourne End, SL8 5YP.**
- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Gordons Solicitors and Comerstone Developments Limited against the decision of Wycombe District Council.
 - The application ref: 06/07282/FUL, dated 8 September 2006, was refused by notice dated 29 November 2006.
 - The development proposed is the erection of a single storey B1 office building.

Preliminary Matters

1. The description given above for Appeal A is taken from the Council's refusal notice as no description of the proposed development is given on the application form, while that in Appeal B is taken from the application form. The Council's refusal notices describe both developments as the erection of a B1 office building with landscaping, and I shall deal with the appeals on this basis.
2. On Drawings No PD02.05.103 A (Appeal A) and PD02.05.104 (Appeal B) the north and south elevations of the proposed building have been incorrectly labelled. It was agreed on site that the labels should be interchanged to refer to the correct elevations.

Decision

Appeal A

3. I dismiss the appeal.

Appeal B

4. I allow the appeal and grant planning permission for the erection of a B1 office building with landscaping at Land at Station Court, Station Road, Bourne End, SL8 5YP, in accordance with the terms of the application ref: 06/07282/FUL, dated 8 September 2006, and the drawings submitted therewith (except that the descriptions *North Elevation* and

South Elevation on Drawing No PD02.05.104 shall be interchanged so as to refer to the correct elevations), subject to the following conditions:

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2) No development shall take place until details of the materials and finishes to be used in the construction of the external surfaces of the development hereby permitted have been submitted to, and approved in writing by, the local planning authority. Development shall be carried out in accordance with the approved details.
- 3) No development shall take place until details of a landscaping scheme have been submitted to, and approved in writing by, the local planning authority. Development shall be carried out in accordance with the approved details. All planting, seeding and turfing shall be provided before any part of the development is occupied, or within such longer period as the local planning authority may have previously agreed in writing, and shall be maintained for a period of five years from the date of planting. Any planting, or area of seeding or turfing, which dies, or is severely damaged, or becomes diseased, or is removed within that period shall be replaced by planting, seeding or turfing of a similar size and species to that originally provided unless otherwise agreed in writing with the local planning authority.
- 4) No part of the development hereby permitted shall be occupied until the parking and manoeuvring spaces shown on the plans hereby approved have been completed and brought into use. Thereafter these spaces shall not be used for any other purpose.
- 5) No development shall take place until details of the on-site secure cycle parking provision have been submitted to and approved in writing by the local planning authority. No part of the development hereby permitted shall be occupied until the approved cycle parking provision has been constructed in accordance with the approved details, and this provision shall not thereafter be used for any purpose other than the parking of cycles.
- 6) No development shall take place until details of the on-site refuse storage facilities have been submitted to and approved in writing by the local planning authority. No part of the development hereby permitted shall be occupied until the approved refuse storage facilities have been constructed in accordance with the approved details and thereafter the approved facilities shall be permanently retained.

Reasons

5. The appeal site lies in an urban area where Policies T2 and G8 of the Wycombe District Local Plan to 2011, which was adopted in January 2004, deal with on site parking, and design guidance and local amenity.
6. Both proposals would construct a single-storey office building between the railway line and the rear gardens of dwellings in Southbourne Drive. In Appeal B it would be located further to the west than in Appeal A, and nine car parking spaces would be provided rather than six.

Effect on parking

7. The site is in a moderately sustainable location being adjacent to the railway station and close to bus stops and a fairly wide range of local shops and other facilities. While the rail and bus timetables may suit some workers, they do not cater for travel to and from all local towns and I consider it likely that some future workers in the proposed development, as well as visitors, would travel by car.
 8. The appeal site was formerly used as a car park for the adjoining office building which, although remaining in the same ownership, has been separated from the appeal site and subdivided into four units which are, or will be, let on long leases each with three car parking spaces. The appellants state that the previous use involved intensive shift working which led to the large number of cars parked on site. The original grant of planning permission for this building in 1986 appears to indicate 14 spaces. The current allocation of 12 approximates to this and complies with the Council's standards which indicate a maximum provision of 18 spaces.
 9. The Council's standards specify a maximum of 5 spaces for the proposed development. Both proposals exceed this figure, and would result in a total of 18 spaces (Appeal A) and 21 spaces (Appeal B) for the existing and proposed offices combined. Having regard to the moderate degree of sustainability of the site, I consider that a provision in line with the Council's standards would be more likely to satisfy demand. While it is likely that the future use of the existing office building would be less intense than the previous use, there can be no guarantee that this would be so. Drivers unable to park on site would seek spaces in nearby streets. Neighbouring residents state that this already occurs, sometimes to the extent that large vehicles, such as those used for refuse collection, are obstructed.
 10. Appeals A and B would provide five and two spaces, respectively, less than the standard. I consider that five additional cars parked in nearby streets which are already well used for this purpose would significantly affect the neighbouring residents, whereas two would have a lesser effect which could well be accommodated.
 11. I conclude on this issue, therefore, that the Appeal A proposed development would fail to respect the amenities of neighbouring residents by way of the parking of vehicles, and would be contrary to development plan policy. The Appeal B proposal would comply in this respect.
- Effect on living conditions*
12. The submitted drawings indicate that the proposed building would lie behind the gardens of Nos 31 to 35 Southbourne Drive in Appeal A and Nos 31 to 37 in Appeal B. It would be single-storey, with windows in the end and south side elevations. The building would have a low eaves height just above the boundary fence with the gardens, and the curved roof would slope away therefrom to an overall ridge height of 3 metres. It would be screened from some houses by the existing trees in their gardens and further screening, which could be secured by condition, is proposed.
 13. Having regard to its size, height and siting, and the existing and proposed screening, I consider that it would not be overbearing or dominant when viewed from the gardens of houses in Southbourne Drive. The siting in Appeal B would reduce the impact on No 31, but would increase that on Nos 35 and 37. However the increased impact would be offset

by the greater separation distance of these properties, and would not in my view be significant.

14. The high level widows on the north side would provide light, but would restrict outlook such that overlooking of the neighbouring gardens would not, in my opinion, be significant. In any event the existing and proposed screening would further prevent overlooking.
15. Although the proposed building would be located to the south of the adjoining gardens, its height and set back from the boundary with No 31 would be such that, in my opinion, loss of daylight would not occur and loss of sunlight would be insignificant. It would be closer to the boundary with Nos 33 to 37. However, in view of the existing screening along most of this part of the boundary, it would not result in increased loss of daylight or sunlight. Where screening does not exist, these effects would be confined to a small area at the bottom of the garden, which would not, I consider, be significant.

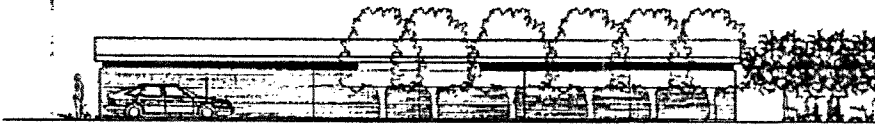
16. I conclude on this issue therefore that, subject to the imposition of a suitable condition, the proposed building in both appeals would not adversely affect the living conditions of neighbouring residents by way of an overbearing visual impact, overlooking, loss of daylight, or loss of sunlight, and would comply with development plan policy in these respects. However the overall visual impact of the Appeal B building would be less than that of the Appeal A building.

Conclusion

17. For the reasons given above and having regard to all other matters raised, I conclude that Appeal A should be dismissed, but that Appeal B should be allowed subject to conditions. I have considered the conditions suggested by the Council and in the planning officer's report to the planning committee. Conditions are necessary with regard to: materials, in the interests of appearance; landscaping and refuse storage, in the interests of the living conditions of neighbouring residents; provision of parking, in the interests of highway safety; and cycle parking in the interests of sustainability.

M A Champion

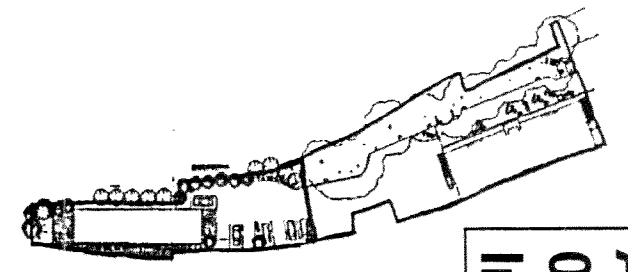
INSPECTOR



South Elevation



West Elevation



Block Plan



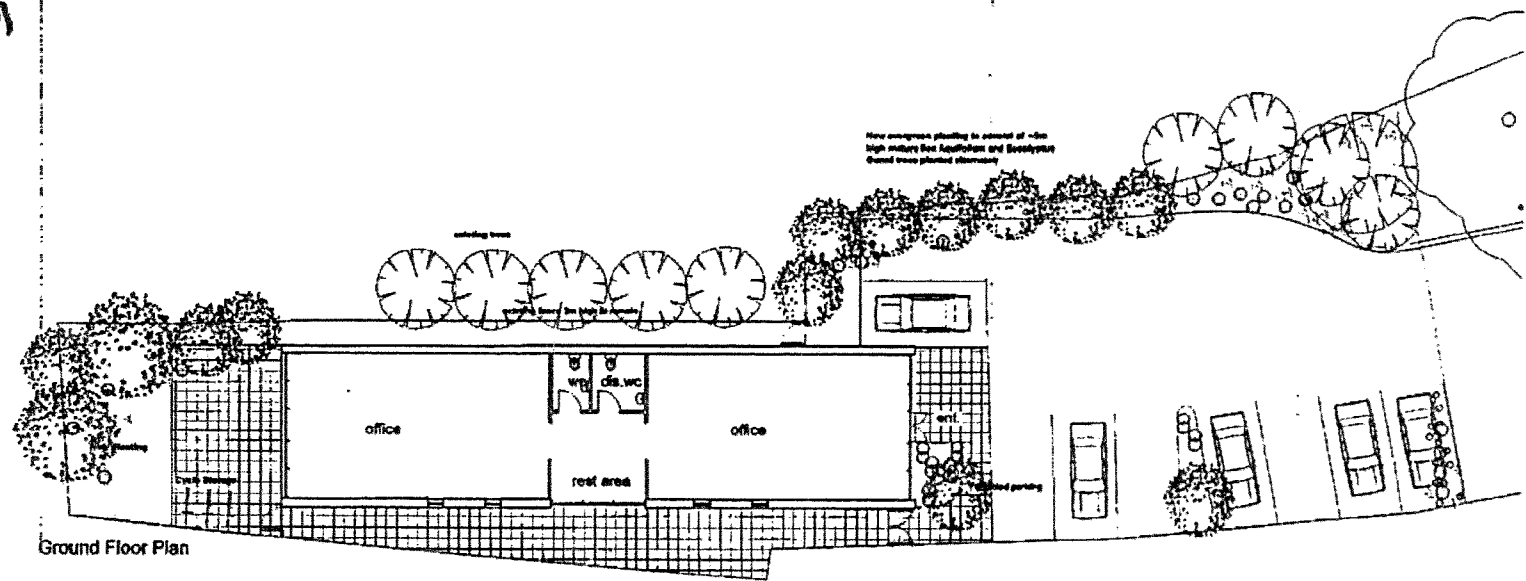
North Elevation



East Elevation

Appendix
06/07282/FUL
Image Not to Scale

AS



Ground Floor Plan

Location Plan

Papersize
W 860
H 600

The W 06/07282/FUL
WYCOMBE DISTRICT COUNCIL
Town & Country Planning Act
REFUSAL
Date: 27/9/2008



PROJECT DESIGN
ARCHITECTS

PROJECT DESIGN Chartered Architects
26 West Wycombe Road High Wycombe, Buckinghamshire, HP11 2LD
Tel: 01494-454484 email: info@projectdesign.co.uk Fax: 01494-482108

Project: Proposed New B1 Premises on Land at Bourne End Station

Drawing: Planning Drawing
Plans and Elevations

PLANNING
13 SEP 2008
PROJECT DESIGN ARCHITECTS

Dwg No: PD02.05.104 Rev: © Project Design Architects
Scale: 1:100 @A1 Date: 13 September 2008