



West Buckinghamshire Area Planning Committee agenda

Date: Tuesday 23 June 2020

Time: 6.30 pm

Venue: Via Video Conference

Membership:

J Adey, M Asif, M Clarke, R Farmer, G Hall, J Langley, T Lee, S Raja, S Saddique, N Teesdale, P Turner and C Whitehead

Webcasting notice

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If you have any queries regarding this, please contact the monitoring officer at monitoringofficer@buckinghamshire.gov.uk.

Public Speaking

If you have any queries concerning public speaking at Planning Committee meetings, including registering your intention to speak, please speak to a member of the Planning team – planning.wyc@buckinghamshire.gov.uk 01494 421473. Please refer to the Guide to Public Speaking at Planning Committee [here](#).

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1 Election of Chairman	
2 Appointment of Vice-Chairman	
3 Apologies for Absence	
4 Declarations of Interest	
<p>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.</p> <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>	
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Planning Applications	
6 18/06915/FUL - Rosalie, Kingsmead Road, Loudwater, Buckinghamshire, HP11 1JL	7 - 26
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9 20/05656/FUL - 20 Kite Wood Road, Tylers Green, Buckinghamshire, HP10 8HH	59 - 68
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If you would like to attend a meeting, but need extra help to do so, for example because of a disability, please contact us as early as possible, so that we can try to put the right support in place.

For further information please contact: Liz Hornby / Elly Cook on 01494 421261 / 01895 837319, email democracy@buckinghamshire.gov.uk.

Planning Committee Virtual Procedural Rules

Introduction

The Secretary of State for Housing, Communities and Local Government made [Regulations](#) (The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority Police and Crime Panel Meetings) (England and Wales) Regulations 2020) (“the 2020 Regulations”) to ensure local authorities can conduct business during the current public health emergency and this legislation was passed on 4 April 2020. The 2020 Regulations will apply to local authority meetings (full council, executive, joint committee, committee or sub-committee) held before 7 May 2021 from 4 April 2020. Councils can make standing orders in respect of virtual meetings, and will not be constrained by any existing restrictions.

Planning Committee (Area and Strategic Committees)

This meeting will be attended by Planning Committee members, officers, town and parish council representatives (in part), public objectors and supporters (in part), applicants/agents (in part) and Buckinghamshire Council members not appointed to Planning Committee (in part) and observed by other interested members of the public and the press.

Prior to the meeting

Access to Information

The Council can hold and alter the frequency and occurrence of meetings without requirement for further notice.

The 2020 Regulations make provision for local authority members and officers, and the public, to have access to documents without attending council buildings and it will be sufficient for local authorities to publish the documents on their website. This includes notices, agendas, reports, background papers and minutes. The Proper Officer will give the requisite notice to the public of the time of the meeting, and the agenda, together with details of how to join the meeting which will be available on the website.

The obligation under the old Regulations (Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012) to supply copies of such documents in response to requests made by members of the public and on behalf of newspapers is disapplied.

The requirement in England for 5 clear days' notice to be given of principal council meetings, including annual meetings, still applies however notice can now be given on the council's website.

Time and Place of Meetings

Meetings can be held remotely, including by (but not limited to) telephone conferencing, video conferencing, live webcast, and live interactive streaming even if particular members of the public cannot access them. This Council will use Microsoft Teams to hold virtual meetings and will invite external participants to virtual meetings, if any, via email or telephone. Virtual meetings will be webcast via a link published on the meeting webpage.

During the meeting

Quorum for Meetings

The rules for quorum will still apply. The constitution states that if a quorum is not present within 10 minutes of the scheduled start of the meeting or such longer time as allowed by the Chairman, the business of the meeting will be adjourned. The Chairman may allow for flexibility around the start time of the meeting where there are any technical issues.

In the event of any apparent failure of the technology the Chairman should immediately determine if the meeting is still quorate. The Chairman could adjourn for 10-15 minutes to allow the connection to be re-established. If an individual Member's remote participation fails the Chairman may call a short adjournment of up to 5 minutes. However if the remote connection cannot be restored the meeting should continue providing it is quorate. The Member will have been deemed to have left the meeting at the point of failure. In relation to this meeting if the connection cannot be restored within a reasonable time the meeting can proceed but any Member who was disconnected will not be able to vote on the matter under discussion as they would not have heard all the facts.

In terms of technology it might be prudent to reduce the number of members on Planning Committee, but it is important that there are more than the minimum number of quorate Members, in case there is a Member who cannot re-establish a connection.

Attendance at meetings and webcasting

A roll call or introductions will be made at the start of the meeting to record those present. The Chairman will confirm at the outset that they can see and hear all participating members and any member participating remotely should also confirm at the outset and at any reconvening of the meeting that they can see and hear the proceedings and the other participants. There is no requirement for councillors to sign their names on an attendance sheet when attending a meeting electronically. The Democratic Services Officer ("DSO") will maintain a list of attendance throughout the meeting.

To be classified as a 'member in attendance' and attend a meeting remotely, the following conditions must be satisfied:

- a) Councillors must be able to hear and (where practicable) see; and be heard and (where practicable) be seen by, other councillors in attendance at the meeting.
- b) All other members of the public must as a minimum be able to hear (but if practicable be able to view as well)

In practice this means that if councillors can be heard and hear each other and other members of the public not speaking can hear, this would fulfil the requirements of holding a virtual meeting.

Members of the press and public may only be excluded from a meeting in accordance with the Access to Information Rules and if they are causing a disturbance (see below).

The 2020 Regulations state that meetings being open to the public include access by remote means. Such access includes (but not limited to) video conferencing, live webcast, and live

interactive streaming and where a meeting is accessible to the public through such remote means, the meeting is open to the public whether or not members of the public are able to attend the meeting in person. For clarity, a meeting recorded and then posted online after the event would not satisfy this requirement.

The people on the Teams call who are present throughout the meeting are the Committee Members 'round the table' and any officer supporting the meeting. The public gallery, where Members can sit and observe the meeting alongside members of the public, is the webcast version. It is important to keep numbers in the meeting (except for those allowed to be present as Members) to a minimum to enable the proper flow of the virtual meeting.

Conflicts of interest

Where a councillor has a conflict of interest during a meeting they need to declare their interest at the start of the meeting or when the interest becomes apparent. If the interest is 'personal' having declared a personal interest the councillor may continue to speak and vote on the item of business concerned. If the councillor has a prejudicial interest they will need to declare the existence and nature of their interest and withdraw from the virtual meeting by muting the microphone and only returning to the meeting once the chairman has invited them back in.

Minutes of meetings

The Minutes of meetings will be signed and kept by the Chairman until government guidance allows councillors and officers to return the signed copy to the office.

Voting

The requirements for voting at a virtual meeting will be the same as those for physical meetings. Any amendments will need to be moved and seconded and the Chairman will ask the meeting if there is any dissent to the motion. The Chairman will conduct the vote by reading out the names of voting members (like a recorded vote). Each voting member, when asked by the Chairman, will state if they are for, against or abstain. Voting will be recorded by the DSO. The DSO can then read out the total numbers of members voting in favour, against and abstaining. If Members miss out (even briefly) on hearing contributions to an agenda item they cannot vote. For non-planning application items where votes are required agreement can be made by affirmation of the meeting.

External contributors addressing the meeting

Please refer to virtual public speaking protocol.

Questions

Questions will be asked in the normal way by Committee Members as set out in the Constitution.

When can the Chairman be interrupted?

There are circumstances allowed for in the Constitution where the Chairman can be interrupted such as:-

- Technology is not working effectively

- Officer needs to provide advice
- Point of order or personal explanation

or any other situation which the Constitution or Chairman allows.

Disturbance during proceedings

The Constitution states that if anyone interrupts proceedings, the Chairman will warn the person concerned and, if they continue to interrupt, the Chairman will order their removal from the virtual meeting room. There may be circumstances where the person needs to be removed immediately, for example, if they are being inappropriate, and the Chairman can do this by muting their microphone. If there is a general disturbance, making orderly business impossible, the Chairman may adjourn the meeting for as long as they consider necessary.

Adjournments

People will remain on the call with microphones muted and cameras off until the meeting starts again. The Chairman may also want to consider having a comfort (screen) break for longer meetings. If there is a problem with the technology, the Chairman should adjourn the meeting. However, it does not stop a meeting going ahead provided it is still quorate because a person does not have access to the required technology in the first place. If technology fails for a wholly remote meeting, and the meeting is no longer open to the public, any decisions made could be challenged as unlawful, which renders the whole meeting incapable of proceeding. Therefore, the Chairman should adjourn until the remote meeting can be restored within a reasonable period, or at a time and date fixed by the Chairman or until the next ordinary meeting

The Council will try and achieve the best possible outcome.

Confidential/exempt items

There are times when council meetings are not open to the public, when confidential, or “exempt” issues (as defined in Schedule 12A of the Local Government Act 1972) are under consideration. Each Member in remote attendance must ensure and verbally declare that there are no other persons present with them who are not entitled to be (either hearing or seeing) consideration of such items, and/or recording the proceedings.

Where a Member can demonstrate a “need to know” they will be invited to any discussion on exempt items remotely as set out in the Constitution. They must confirm that the venue is secure, that no member of the public has access and that no recording of the proceedings is being made.

Contacts

All enquiries relating to the Virtual Planning Committee Meeting procedures should be directed to Democratic Services: All Planning case queries should be directed to the case officer listed on the case file.



Report to Wycombe Area Planning Committee

Application Number:	18/06915/FUL
Proposal:	Erection of 2 x 3 bed detached dwellings to the rear of Rosalie with associated parking and creation of 2 x parking spaces for Rosalie
Site Location:	Rosalie Kingsmead Road Loudwater Buckinghamshire HP11 1JL
Applicant:	Mr Graham Oliver
Case Officer:	Ray Martin
Ward(s) affected:	Previous Tylers Green And Loudwater Ward
Parish-Town Council:	Chepping Wycombe Parish Council
Date valid application received:	14th August 2018
Statutory determination date:	9th October 2018
Recommendation	Application Permitted

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 The proposed development for two new dwellings to the rear of Rosalie is considered acceptable in principle. The design and siting of the dwellings is considered to respect the character and appearance of the area and would not harm highway safety, the amenities of neighbours, or any other planning considerations of acknowledged importance.
- 1.2 The scheme has addressed the reasons given for previous attempts to develop the site being dismissed at appeal.
- 1.3 The application is before Committee because the local Member, Councillor Wood has indicated that there are many local concerns that this would be an overdevelopment of this site and the entrance is too narrow to support 2 properties especially with the bus stop located at this entrance and concerns for emergency vehicle access. In view of this she requested that if officers are minded to approve this application then, it be brought before the planning committee for a full
- 1.4 The application is recommended for approval.

2.0 Description of Proposed Development

- 2.1 This application seeks permission for the construction of two detached houses on land to the rear of Rosalie, with access to these taken from Kingsmead Road on a new driveway between Rosalie and Grafton.
- 2.2 The existing dwelling would be served by two parking spaces in its front garden accessed from the new driveway, while each of the new dwellings would be served by two parking spaces in front of each dwelling, but offset, so as not to be visible at the end of the driveway from Kingsmead Road.
- 2.3 The new dwellings would each be 6.9 metres wide; 10 metres deep at two storey level, with an additional single storey element projecting about one metre to the rear of this; 5, metres to the eaves and 8.1 metres to the ridge, with a front and rear facing gable ended roof.
- 2.4 The dwellings are set some 35 metres to the rear of Rosalie and are approximately in line with the existing dwellings in Woodside Close to the rear of Grafton and its neighbour to the north. The dwellings are sited with a gap of 2 metres to outer flank boundary of the site and with 2.5 metres between them. Each has a rear garden of about 10 to 11 metres in width and to a depth of between 9 and 11.5 metres.
- 2.5 The application is accompanied by:
 - Design and Access Statement
 - Ecology Wildlife Checklist
 - Drainage Statement
- 2.6 Amended plans were submitted to alter the layout of the dwellings to address officer concerns and additional information was submitted in respect of drainage, further to the comments made by the Lead Local Flood Authority.

3.0 Relevant Planning History

- 3.1 10/07484/FUL - Demolition of existing dwellings and erection of 4 x 4 bed dwellings, 2 x 3 bed semi-detached dwellings and 2 x 2 bed semi-detached dwellings with associated parking and access. A non-determination appeal was submitted and subsequently dismissed as the Inspector concluded that:
 - the layout was unsympathetic to the lower development to each side and the prevailing character of the street scene with an extensive area of hard surfacing being unsympathetic to the setting to the houses;
 - the site would be over-dominated by built development and out of keeping with the grain of its surroundings and consequently would not achieve a high standard of design;
 - the additional vehicle movements would be unacceptably detrimental to the existing residential conditions of the neighbouring dwellings by reason of vehicle noise and headlights;
 - due to the unacceptably cramped layout, the development would fail to provide adequate turning space at the top of the site for public service vehicles and residential services;
 - the development would cause an unacceptable loss of privacy to the

neighbouring dwellings;

- the layout would result in a development that would be unacceptably detrimental to vehicular safety within the site, and potentially hazardous to other users of the highway.

3.2 11/07852/FUL - Demolition of Rosalie and erection of 1 x 3-bed bungalow & a terrace of 5 x 4-bed dwellings to the rear (three with integral garages) with associated parking and creation of new access from Kingsmead Road via Magnolia. Application withdrawn due to concern regarding the creation of a terrace to the rear and the impact this would have on the character and appearance of the area.

3.3 12/05892/FUL - Demolition of Rosalie and erection of 1 x 3-bed bungalow & a row of 5 dwellings to the rear (2 x 3 bed and 3 x 4 bed) with associated parking and creation of new access from Kingsmead Road. Application refused and subsequently dismissed as the Inspector concluded that:

- The proposed row of two storey houses, the line of pergolas which would sit in front to accommodate some of the parking, together with the access road, turning space and other hardsurfaced areas, would result in a greater site coverage than is characteristic in the locality. The row of houses at the rear, would have limited space between them and together with the overall site coverage would be a tighter, more compact development that would have a significantly more urban feel than the frontage development of bungalows and dormer bungalows and the two storey houses on either side. This would be the case, even though there would be more space where the proposed row would meet the boundaries of properties in Bay Tree Close and Woodside Close and that the proposed row would sit in front of dwellings in Woodside Close. Whilst I have noted the careful use of hipped and gabled roof forms, which would provide a visual gap at roof level, this would not overcome the significant harm identified due to the amount of development at the rear of the appeal site, its bulk and mass and tight layout. All in all, even though the proposed density may accord with that in the vicinity of the appeal site, the proposal would fail to achieve a high standard of design and layout which would sit comfortably in this locality.
- Moreover, the appeal site would be dominated by buildings and hardsurfacing with limited green space in front of the proposed row of houses. This would seriously erode the spacious and green character and appearance of the locality. Even though the amount of hardsurfacing in front of the proposed bungalow would be less than exists at present, and the rear gardens to the proposed two storey dwellings would be similar to those of properties in Woodside Close and Bay Tree Close, these would not be readily seen from the street. These matters, therefore, do not overcome my concern in this respect.
- When viewed from Kingsmead Road, despite the proposed planting, due to its elevated position, the proposed development at the rear of the appeal site, the areas of hardsurfacing and the access road would appear incongruous and would dominate views from the street. The height of the proposed row of properties to the rear would be generally higher than adjacent development at Bay Tree Close. In addition, even though the height of the proposed dwellings would be generally similar to properties in Woodside Close, the unit nearest to

Woodside Close with its gabled roof form would have a greater apparent mass and bulk, when viewed from the street. This adds to my concern regarding the dominating impact of the proposal on the Kingsmead Road street scene.

4.0 Policy Considerations and Evaluation

Principle and Location of Development

ALP: 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)

4.1 The application site is located in an existing built-up area along Kingsmead Road where there are a variety of residential properties fronting the road and in backland form to the west of Kingsmead Road.

4.2 In view of the above and subject to compliance with all relevant planning policies, the proposed development is acceptable in principle.

Affordable Housing and Housing Mix

ALP: DM22 (Housing Mix), DM24 (Affordable Housing), DM41 (Optional Technical Standards for Building Regulations Approval)

Planning Obligations Supplementary Planning Document (POSPD)

4.3 The application site located within Loudwater, wherein the proposal for two dwellings, is below the threshold for requiring affordable housing.

Transport matters and parking

ALP: CP7 (Delivering the infrastructure to support growth), DM33 (Managing Carbon Emissions, Transport and Energy Generation)

DSA: DM2 (Transport requirements of development sites)

4.4 Kingsmead Road is an unclassified, but busy road running parallel to and south west of the A40 London Road. It is primarily a residential street but also serves schools and other commercial premises and a large recreation ground. There are numerous side accesses serving backland residential development along the road.

4.5 In this instance it is proposed to create an access between two existing properties leading uphill to two new dwellings at the rear of the row of properties fronting Kingsmead Road. The access would be about 45 metres from the entrance in to Woodside Close to the north west and just over 100 metres from the entrance into Bay Tree Close to the south east.

4.6 The Highway Authority is satisfied that the access drive is of a suitable width and configuration to ensure safe passage of traffic movements to and from the site and on to the main road.

4.7 Each dwelling is of a size requiring two on-site parking spaces in this location and these are provided on the forecourt of the properties. Each space is accessible and suitable turning space is provided to ensure that vehicles can turn and leave the site in forward gear.

4.8 As such, it is considered that the proposed development is acceptable in terms of highway safety and parking requirements.

Raising the quality of place making and design

ALP: CP9 (Sense of place), DM34 (Delivering Green Infrastructure and Biodiversity in Development), DM35 (Placemaking and Design Quality)

DSA: DM11 (Green networks and infrastructure)

Housing intensification SPD

4.9 Previous proposals for backland development in this location have been refused and dismissed at appeal. They were for larger sites and larger buildings, but in order for the current development to be considered acceptable, the proposal would need to overcome the reasons for those schemes having been refused planning permission and dismissed at appeal.

4.10 Backland development can damage the character and appearance of an area and as such will not always be acceptable. In this case there are many similar backland plots along Kingsmead Road including those adjacent in Woodside Close to the north west and just one plot away in Bay Tree Close to the south east. As such, it would be difficult to sustain an in principle objection to backland development. Previous proposals were not found unacceptable in principle.

4.11 The proposed dwellings are of a scale and appearance which is comparable to the development on higher ground behind the frontage properties in Kingsmead Road as seen in both Woodside Close and Bay Tree Close. They would be partially cut into the ground towards their rear elevation, rather than built up at the front, thereby minimising their height as seen from the public realm. The height would be similar to that of the neighbouring property in Woodside close and this could be ensured by a levels condition.

4.12 In addition, the properties are proportionate in width, wherein they would not represent an incongruous feature and have adequate space on their flanks, so as not to appear unduly cramped. In essence they sit comfortably on the plots created which are comparable in width to nearby development and thus, would respect the grain of development in this locality. The dwellings would be slightly further forward than the neighbouring properties in Woodside Close, but not significantly and this reflects the current stagger of that row of dwellings at the rear of Kingsmead Road, made necessary by the shortening of the plot depths when travelling further south east.

4.13 The forecourt to the dwellings provides parking interspersed with landscaping to ensure that the sites are not unduly dominated by hardsurfacing and the perception of this is helped by the configuration of the parking, which is offset from the line of the access drive, wherein views up that access will be of landscaping to the front of one of the dwellings, rather than of hardsurfacing.

4.14 The combination of the above design elements in this scheme is considered to overcome the reasons why previous proposals were dismissed at appeal. The current proposal has reduced the bulk and scale of the buildings means that the proposal would not appear cramped and over dominant and the view from the street is no longer dominated by hard surfacing.

4.15 The development proposed respects the character and appearance of the locality and would be successfully assimilated in to views of the street.

Amenity of existing and future residents

ALP: DM35 (Placemaking and Design Quality), DM40 (Internal space standards)

4.16 Each of the proposed dwellings would be provided with rooms that are adequate to offer an appropriate level of amenity. Each has a garden of an appropriate size to serve the accommodation proposed and provides adequate space for cycle and bin storage.

4.17 To the north west the development adjoins the flank wall of a property in Woodside Close containing no principal windows. The proposed dwelling closest to this does project forward of this neighbour, but not to an extent wherein it would breach the Council's light angle guidance. Moreover, the upper floor of the side of the proposed property facing this neighbour contains only a shower room window, which can be obscurely glazed to prevent overlooking. As such, the proposal is not considered to have any significant adverse impact on the occupiers of this neighbouring property.

4.18 The outer flank of the dwelling on the southerly plot is similarly designed with just a shower room window at first floor level. This can be conditioned to be obscure glazed to prevent overlooking of the neighbour. The property is some distance behind the Kingsmead Road frontage and over 30 metres from the properties in Bay Tree Close and as such, would not be overbearing in appearance, or lead to any significant loss of light to these neighbours. Their residential amenity is therefore, safeguarded.

4.19 There are some minor windows in the side elevations where the two properties face each other, but none that will cause a significant loss of amenity. The proposed dwellings are aligned front and back and as such, will not harm the residential amenities of each other.

4.20 The proposed drive does pass relatively close to Grafton and Rosalie, the properties on the Kingsmead road frontage. However, the scale of development, providing just two new houses, is such that the use of the access would not cause significant disturbance to these neighbours.

Flooding and drainage

ALP: DM39 (Managing Flood Risk and Sustainable Drainage Systems)

4.21 The site is not in a location susceptible to fluvial flooding.

4.22 It is nevertheless necessary to ensure that the development is able to deal with surface water and in this context a drainage plan was submitted with the application. Initially the Lead Local Flood Authority objected to this, considering that it had not been satisfactorily demonstrated that the proposal would not cause surface water flooding issues.

4.23 Further information was submitted and the LLFA has withdrawn its initial objection. Thus, subject to an appropriate condition, drainage requirements have been met.

Ecology

ALP: DM34 (Delivering Green Infrastructure and Biodiversity in Development)

DSA: DM11 (Green networks and infrastructure), DM13 (Conservation and enhancement of sites, habitats and species of biodiversity and geodiversity importance), DM14 (Biodiversity in development)

4.24 The site has not particular merit in terms of ecology. It adjoins a belt of trees at the back which are to be retained, but otherwise is a residential garden exhibiting no features of specific interest.

4.25 The proposed development includes landscaping plans that will help ecological interest as well as softening the appearance of the development.

Building sustainability

ALP: DM41 (Optional Technical Standards for Building Regulations Approval)

4.26 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.

Infrastructure and Developer Contributions

ALP: CP7 (Delivering the infrastructure to support growth)

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

5.0 Weighing and balancing of issues / Overall Assessment

5.1 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.

5.2 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

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

6.0 Working with the applicant / agent

6.1 In accordance with paragraph 38 of the NPPF2 Buckinghamshire Council (BC) 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. BC 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.

- 6.2 In this instance the applicant/agent was updated of any issues after the initial site visit. The applicant was provided the opportunity to submit amendments to the scheme/address issues. Amended plans and additional information in respect of drainage were received and this was found to be acceptable. The application was subsequently recommended for approval.

7.0 Recommendation

7.1 Application Permitted

Subject to the following conditions and informatives:-

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, GR/001/18 Rev A, GR/002/18 and GR/003/18; 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 on the foundations of the houses takes place;
 - i. Existing ground levels on site (spot heights) including a datum point that is located off site. Levels should be Above Ordnance Datum (AOD).
 - ii. The level of the road outside the site. (AOD).
 - iii. The proposed levels on site following completion of the development (for each existing height a proposed height should be identified).

- iv. The location and type of any retaining structures needed to support ground level changes.
- v. The Finished Floor Level for every building that is proposed.
- vi. 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.
- vii. 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. 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.

7. No other part of the development shall be occupied until the new means of access and relocated speed cushion have been sited and laid out in accordance with the approved drawing, with the access constructed in accordance with Buckinghamshire County Council's guide note "Commercial Vehicular Access Within Highway Limits" 2001.

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

8. Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:

- Drainage layout detailing the connectivity between the dwellings and the drainage components, showing pipe numbers, gradients and sizes, complete together with storage volumes of all SuDS components.
- This drawing should include flow direction for exceedance routes
- Demonstration of a 5m buffer distance between the two soakaways
- Further detail on how surface water runoff generated by the proposed "parking spaces for Rosalie" will be managed,
- Updated calculations to set the "infiltration coefficient base" to 0.00m/hr,
- Construction details of all SuDS components,
- Details of how and when the full drainage system will be maintained, this should also include details of who will be responsible for the maintenance,

Reason: The reason for this pre-start condition is to ensure that a sustainable drainage strategy has been agreed prior to construction in accordance with Paragraph 163 of the National Planning Policy Framework to ensure that there is a satisfactory solution to managing flood risk.

9. 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 suitable planting at the forecourt of the properties around the approved parking spaces, together with the means of enclosures to adjoining sites and between the rear gardens of the approved dwellings. 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.

10. 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.

11. 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 to 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, given the limited plot sizes and nature of surrounding development and the potential need for additional parking for enlarged accommodation.

12. Notwithstanding any other details shown on the plans hereby approved, the shower room windows and any other glazing to be inserted at first floor level or above in the south east elevation of the dwelling on Plot 1 and/or the north west elevation of the dwelling on Plot 2; 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.

13. 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 DM41 (Optional Technical Standards for Building Regulations Approval) of the Local Plan.

INFORMATIVES

- 1 In accordance with paragraph 38 of the NPPF2 Buckinghamshire Council (BC) 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. BC 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. The applicant was provided the opportunity to submit amendments to the scheme/address issues. Amended plans and additional information in respect of drainage were received and this was found to be acceptable. The application was subsequently recommended for approval.

- 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.
- 3 The applicant is advised that the off-site works will need to be constructed under a Section 184 of the Highways Act legal agreement. This Small Works Agreement 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 Council
6th Floor, County Hall
Walton Street,
Aylesbury
Buckinghamshire HP20 1UY
- 4 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.
- 5 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.

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Appendix A – Consultation Responses and Representations

18/06915/FUL

Consultation Responses and Representations

Councillor Comments

Councillor Miss Katrina Wood

Comments: There are many local concerns that this would be an overdevelopment of this site and the entrance is too narrow to support 2 properties especially with the bus stop located at this entrance and concerns for emergency vehicle access. If officers are minded to approve this application then I would request it be brought before the planning committee for a full discussion

Further Comments: I still have concerns regarding this application and would still request that if officers are minded to approve that it be brought before the planning committee for a decision

Parish/Town Council Comments

Chepping Wycombe Parish Council

Comments: We have considerable concerns regarding this application particularly as the documentation appears to have a number of inconsistencies. On first reading the application appears to be for a backland development of 2 x 3 bed detached houses however when looking at the documentation, Drawing Nos: GR/002/18 and GR/003/18 show the first floor with 4 habitable rooms albeit one being labelled as a study with a built in wardrobe.

In our opinion any habitable room on the first floor would normally be considered for use as a bedroom and it would be impossible to enforce otherwise. Furthermore the Design and Access Statement on page 2 states that the housing mix is 2 x 4-bed detached dwellings confirming this opinion. The current adopted parking standards clearly state that 4 bed properties require the provision of 3 parking spaces hence there is a deficit of parking provision shown on the Site Plan Drawing No GR/001/18. Also on page 2 of the Design and Access statement we notice in brackets 'including provision for future construction of two garages' but we can not see any positioning for these in the documentation provided.

We would point out that as there appears to be no provision for cycles or other residential paraphernalia such as gardening equipment that these would be stored in any garages provided and hence these would not be used for the parking of vehicles. We also note the absence of such storage for Rosalie itself within this scheme. With the bus stop outside Rosalie any overspill parking on this stretch of Kingsmead Road would be highly undesirable and indeed dangerous.

The Application Form Point 7 states that the plans do not incorporate areas to facilitate the storage and collection of waste and recyclable waste although the Design and Access Statement on page 6 under Access clearly states a bin collection point will be provided at the entrance to the site but this does not appear to be shown in the documentation. Given the number of waste/recycling bins provided for use in this area for 3 properties, as Rosalie would also require this facility, the space required is of some significance and should be shown especially as it is stated that this is necessary to eliminate the need for a turning head for vehicles such as those used for waste collection on site.

Clearly as a turning head is not being provided emergency service vehicles also would not be able to enter the site and would have to operate from Kingsmead Road as the access would not be sufficiently wide to allow entrance. It is proposed to use the existing access, driveway and space alongside the existing dwelling as the access route to the proposed backland development, presumably the existing garage being removed.

We would comment that the occupants of Rosalie would be subjected to vehicular noise and fumes 24/7 right up to the side wall of the dwelling and also light pollution during the hours of darkness. We should appreciate the Highway Authority looking carefully to ascertain the suitability of the access and whether it meets required standards especially due to the bus stop being in such close proximity.

The built form of the backland development almost fills the width of the site and this would be visible from Kingsmead Road due to it being 2 storey and the retained dwelling single, also the topography of the site will contribute to this as it slopes up from Kingsmead Road.

This would be out of character for the area giving a cramped appearance. Also we would be concerned that a precedent could be established with other properties applying for backland developments as in the past, although these have been refused at local and appeal levels.

Due to the topography of the site the rear gardens of the proposed dwellings would be terraced as shown by the retaining wall on the Site Plan. This would make these more difficult to maintain and reduce their value as amenity space.

Also the hardstanding in front of the proposed dwellings is very sterile and with only vehicles to look out on very unattractive, we would have wished to see some form of landscaping. In conclusion from the points we have raised we consider this development would give a cramped appearance behind the retained dwelling and also given the lack of parking provision and onsite storage facilities this is clearly an overdevelopment of the site.

Consultation Responses

Highway Authority

Comments: The proposed dwellings (and rearranged parking provision for the existing dwelling) will be served via the site's existing access point. I note that the private access way is just short of 4m in width, which will require the existing access within the highway to be widened and upgraded to 4.1m and feature radii respectively. However, this can be controlled by condition (in addition to the relocation of the speed cushions on Kingsmead Road).

Given the quantum of development, refuse and recycling collection will take place via kerbside collection. Although this would result in haul distances for residents being slightly beyond those recommended by Schedule 1 of Part H of the Building Regulations (2000), it would appear that this would not be too far removed from the existing bin storage location for Rosalie.

In terms of parking, the site lies within Zone B (as defined by the County Council's *Buckinghamshire Countywide Parking Guidance* policy document) and the proposed dwellings feature six habitable rooms each. As a result, the optimum parking provision for each dwelling is two spaces, which have been provided and benefit from an excess of forward manoeuvring provision.

Mindful of these comments, I do not have any objections to recommend for this application with regard to highway issues subject to conditions.

Lead Local Flood Authority

Initial Comments: Based on the information provided, the Strategic Flood Management Team at Buckinghamshire County Council **objects** to the proposed development.

Flood risk

The groundwater level in the location of the proposed development is shown to be less than 0.025m the ground surface for a 1 in 100 year return period (Jeremy Benn Associates, 2016).

Surface water drainage

The above application requires further detail regarding surface water management. From the information provided within the planning application documents submitted online, we consider that this is not sufficient in meeting our requirements to complete a SuDS Appraisal.

We request that the applicant visit our [website](#), where our requirements are clearly stated. Useful documents which can be found there are our Developer Pack and [SuDS checklist](#), as well as links to other guidance documents and websites. Our website also contains our Local Flood Risk Management Strategy (LFRMS) and Preliminary Flood Risk Assessment (PFRA) which are strategically important documents that should be reviewed.

Please take this letter as a formal request for information regarding management of surface water in the form of a comprehensive Drainage Strategy and accompanying Drainage Statement.

Further Comments:

Buckinghamshire County Council as Lead Local Flood Authority (LLFA) has reviewed the information provided in the following documents listed below:

- Soakaway Report (IMW230235m 2nd January 2020, RainWater Harvesting)
- Email Correspondence from applicant containing supporting photographs (7th January 2020)
- Percolation Test Results sheet (28th December 2019)
- Updated drainage layout (Proposed position approx.)
- Additional supporting photographs
- Test pit location

The LLFA **has no objection** to the proposed development **subject to the following condition listed below**.

The following matters were highlighted as outstanding within the LLFA's previous consultee letter (3rd December 2019):

Ground investigations including:

- Indication of groundwater levels
- Infiltration rate testing in accordance with Building Regulations 2010 Part H2
- Provision of a separate drainage system for each property,
- Updated calculations based on the infiltration rate derived during infiltration rate testing

Ground investigations

Ground investigations have been conducted and detail has been provided to demonstrate that an infiltration based approach to surface water management is viable for the proposed development.

Calculations

The proposed drainage scheme has been designed to contain the 1 in 100 year +40% climate change storm event. The LLFA would like to note that within the MicroDrainage calculations for the soakaways, the 'Infiltration Coefficient Base' has been assigned a value of 0.58442m/hr. It should be noted that this value should be set as 0.00 m/hr to account for the silting up of the infiltration device over time (section 25.4 CIRIA SuDS Manual, 2015). The applicant is required to provide updated calculations to be reflective of this change.

Drainage Layout

The applicant has revised the drainage layout to provide a separate drainage system for each property, the LLFA request that the applicant demonstrates that there is at least a 5m buffer distance between the proposed soakaways, this is in accordance with best practice (The Kent Design Guide Making it Happen – Sustainability) .

At the detailed design stage of the planning process the applicant is required to provide an updated drainage layout which is inclusive of pipe sizes and gradients along with the storage volumes and sizes of all SuDS components. If the soakaway volumes are to change following the updated calculations, the layout must be updated accordingly. Details of the proposed overland flood flow routes in the event of system exceedance or failure as also required; this can be shown in the form of directional arrows on a site layout based upon the topographical site levels.

The LLFA would like to note that further information is required in regards to how surface water runoff generated by the proposed "parking spaces for Rosalie" will be managed. We would advise that all hardstanding areas of the proposed development are designed to be permeable.

Maintenance

The applicant is required to provide a maintenance schedule for the proposed drainage system, this must include the maintenance activities required and the frequency in which these will be undertaken. The applicant must also provide details of who will be responsible for carrying out these maintenance activities.

Construction Details

The applicant is required to provide construction details of all SuDS and drainage components, this should include cross-sectional detail.

We would request the following condition be placed on the approval of the application, should this be granted by the LPA:

Condition 1

Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:

- Drainage layout detailing the connectivity between the dwellings and the drainage components, showing pipe numbers, gradients and sizes, complete together with storage volumes of all SuDS components.
- This drawing should include flow direction for exceedance routes
- Demonstration of a 5m buffer distance between the two soakaways
- Further detail on how surface water runoff generated by the proposed “parking spaces for Rosalie” will be managed,
- Updated calculations to set the “infiltration coefficient base” to 0.00m/hr,
- Construction details of all SuDS components,
- Details of how and when the full drainage system will be maintained, this should also include details of who will be responsible for the maintenance,

Reason

The reason for this pre-start condition is to ensure that a sustainable drainage strategy has been agreed prior to construction in accordance with Paragraph 163 of the National Planning Policy Framework to ensure that there is a satisfactory solution to managing flood risk

Representations

Seven objections received raising the following concerns:

- Overdevelopment of the site, to the detriment of the character of the area.
- Buildings not in keeping with existing properties.
- Frontage dominated by hardstanding.
- Inadequate parking provision will lead to displaced parking on Kingsmead Road.
- Access too narrow for deliveries, emergency vehicles etc.
- Dangerous location of access due to bus stop.
- Overlooking of neighbouring properties.
- Storage of waster has not been satisfactorily addressed.
- Loss of boundary hedge and damage to wildlife.
- Loss of mature trees at top of site.
- Damage to neighbouring boundary.
- Increased risk of flooding.
- Building to be removed has asbestos roof.
- Introduction of soakaways could undermine neighbouring properties

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APPENDIX B: Site Location Plan

18/06915/FUL

Scale 1/1250



Planning Committee
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Ordnance Survey 100023306

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Report to Wycombe Area Planning Committee

Application Number:	19/06180/FUL
Proposal:	Demolition of existing barn & erection of a single storey block comprising 6 x letting room with en-suites & a laundry/dining room with WC & bin stores. Conversion of second barn to two self-contained 1-bed holiday flats. Change of use of Manege to recreational use for Holiday lets, car parking & erection of lockable cycle store. Alterations to access and driveway.
Site Location:	Upper Warren Farm Hampden Road Hughenden Valley Buckinghamshire HP16 0JL
Applicant:	Mr Simon Lloyd
Case Officer:	Jenny Ion
Ward(s) affected:	Previous Greater Hughenden Ward
Parish-Town Council:	Hughenden Parish Council
Date valid application received:	22nd May 2019
Statutory determination date:	17th July 2019
Recommendation	Application Permitted

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 This application seeks permission to create holiday letting accommodation, through the replacement of existing stables with six B&B letting rooms, and the conversion of a barn into two self-contained 1-bedroom units. To facilitate this alterations are proposed to the existing driveway access and it is proposed to use the existing manege as outdoor space for guests.
- 1.2 The proposed development would provide letting accommodation for tourists / visitors which will support the local, rural economy and facilities such as the local pubs and shop. The design of the conversion and new units is suitable for the AONB location and would have negligible impact on the surrounding landscape and would not harm the openness of the Green Belt. The additional trip generation could be accommodated within the local highway network, adequate parking is provided, and the development would not have an adverse impact on the amenity of neighbouring properties. The application is therefore recommended for approval.

- 1.3 Cllr Broadbent requested the application is considered by the Planning Committee. In support of his request he commented as follows:

It is clear that a lot of consideration and work has been afforded to this application, which has resulted in a conditional permission recommendation. The fact remains that this application represents a significant change of use, with multiple policy considerations, including highways, drainage and the building developments itself. These factors, combined with interest from local residents in the application would be best served by full consideration via the planning committee. This would ensure both the application and the recommended conditions would be tested by the oversight of the committee members. In short, a change of use within the AONB, such as the one proposed would benefit from full, public consideration.

- 1.4 Cllr Carroll also requested that the application is considered by the Planning Committee. His reasons were:

This application is of great community concern. It's in the Area of Outstanding Natural Beauty and Green Belt. Damaging and detrimental to the area. This is a change of use.

- 1.5 Recommendation – conditional permission.

2.0 Description of Proposed Development

- 2.1 The application proposes the provision of holiday accommodation. There are two elements to the scheme. The first is the conversion of an existing building to provide two one-bedroom letting units. The second is the demolition of existing stables and a hay storage barn and the construction of six one-bedroom letting rooms with en-suite shower rooms, with a small shared dining kitchen space and utility. Car parking is proposed adjacent to the conversion, and for the run of six rooms on part of what is currently a manege. A covered cycle store would also be proposed. The remainder of the manege would become a shared garden area available for use by guests.
- 2.2 The application follows pre-application discussions with the applicant. It is intended that the letting rooms would provide bed and breakfast accommodation. It is not intended to provide any facilities within the existing house. Breakfast would be provided within the rooms, with a small communal kitchen dining space also available for use by guests. The conversion would provide self-catering accommodation and is designed to be accessible to disabled guests.
- 2.3 The building to be converted is constructed from blockwork on three sides with a mono-pitch sheet roof. The front is partially enclosed to create stables, and the end bay has a garage style door. It is proposed to enclose the front of the building and face it with horizontal timber cladding. The building would be divided internally to create to separate, identical, but handed, units. They would have a kitchen / sitting room, with large glazed windows and a door to the front. Each unit would have one bedroom with an en-suite accessible shower room.
- 2.4 The six letting rooms would replace a row of existing stables, which are constructed from a mix of brick and blockwork under a shallow pitched roof. They are cut into the slope of the ground so that the rear eaves is just above the level of the manege behind. Adjacent is a modern, curve topped barn, with a steel frame, part blockwork walls, part sheet walls and part open. The stables have been used in connection with the livery use on the site and the barn is used to store hay associated with this use.

- 2.5 These buildings are in a poorer condition and it is proposed to demolish them and replace them with six letting rooms. These have been designed to have the appearance of stables, clad in timber under a shallow pitched roof with an overhang at the front, a stable style door and a window. They could comprise one bedroom with an en-suite per unit. They are shown to be arranged as a terrace in pairs of two which step down the slope. The one end, adjacent to the access to the parking area, is a small kitchen with dining area and a laundry and accessible w.c. for use by guests.
- 2.6 The existing manege is behind the stables. It is understood to be in poor conditions with some drainage issues, and it is therefore proposed to use this area in part for parking, and the remainder as a recreational space for guests. One parking space would be provided for each letting room. For the self-catering units parking would be adjacent to the units.
- 2.7 The site is located to the north west of Hampden Road. An existing access drive serves the house, the equestrian buildings and agricultural buildings. The latter are modern buildings which are used in association with the agricultural land, which is rented to a local farmer. They will therefore continue in agricultural use.
- 2.8 There is also a livery use at the site, although it is understood that this has reduced in recent years. The livery has catered for up to 14 horses, but at the time of pre-application discussions this had reduced to 7 horses. The large barn in the centre of the farm complex accommodates stables, tack and other equipment storage connected to the equestrian use.
- 2.9 Some changes are proposed to the access to meet the requirements of the highway authority. These include widening the bellmouth on the north east side and providing a wider driveway for the first 12 metres to ensure two vehicles can pass. A passing place has also been introduced part way up the drive so that cars can pass without the need for reversing.
- 2.10 The application is accompanied by:
- a) Ecology Wildlife Checklist
 - b) Bat Survey Report
 - c) Transport Assessment, etc.
- 2.11 Amended plans were submitted during the application to address a request from the Highway Authority to amend the access and provide sufficient width for two vehicles to pass at the entrance. Additional information about surface water drainage was also provided.

3.0 Relevant Planning History

- 3.1 There is no recent planning history for the site. There have been various applications from the 1950s – 1980s relating to the farmhouse and the farm, but none has a direct bearing on the current application.

4.0 Policy Considerations and Evaluation

Principle and Location of Development

Wycombe District Local Plan (August 2019): CP1 (Sustainable Development), CP3 (Settlement Strategy), CP8 (Protecting the Green Belt), DM30 (Chilterns Area of Outstanding Natural Beauty), DM33 (Managing Carbon Emissions, Transport and Energy Generation),

DM42 (Managing Development in the Green Belt), DM45 (Conversion of Existing Buildings in the Green Belt and Other Rural Areas)

- 4.1 The site is located within the Green Belt and the Chilterns AONB. There are two aspects to this application, the conversion element and the new letting rooms, which have different policy considerations.

Conversion

- 4.2 Policy DM45 says that the conversion of existing buildings to new uses is acceptable in the Green Belt and AONB where it meets three criteria. The first is that the building must be of sound and permanent construction, suitable for the proposed use; the second is that it is not a building less than 10 years old; the third is that the use will support the vitality and sustainability of the local rural community, rural economy or local services.
- 4.3 In this instance the building is of the requisite age and is of a solid blockwork construction. It therefore has potential to be converted to a residential use. The supporting text to Policy DM45 recognises that building works to facilitate conversion will be required and says that this will normally be acceptable. Some work will inevitably be required to bring this building up to a habitable standard, such as providing insulation. This could be achieved by insulating the walls inside and replacing the roof covering with a similar profile sheet with insulation on the underside. This would not require the substantial reconstruction of the building.
- 4.4 The proposed use, as holiday letting accommodation, would support the rural economy and local services, with tourists using local facilities such as the local pubs (the nearest are in Hughenden Valley and Bryants Bottom), the village shop in Hughenden Valley, and visits to local tourist attractions. The conversion of the building to two letting units is therefore acceptable in principle.

B & B units

- 4.5 The proposed six letting rooms would replace existing stables and a hay barn, used in conjunction with the existing equestrian use on the site. Horse related facilities fall within the definition of previously developed land, which is set out in the National Planning Policy Framework (NPPF). Policy DM42 follows the guidance of the NPPF, in allowing development which is not inappropriate, as defined in the NPPF.
- 4.6 Paragraph 145 of the NPPF sets out what forms of development are not inappropriate. This includes the partial or complete redevelopment of previously developed land, whether redundant or in continuing use, which would not have a greater impact on the openness of the Green Belt than the existing development.
- 4.7 Since this element of the proposal comprises partial redevelopment of previously developed land it is acceptable in principle, subject to the impact on openness. The proposed letting rooms replace a large, effectively two storey, barn, and single storey stables. Overall it is considered that the new development will not have a greater impact on the openness of the Green Belt than the existing structures do – the single storey nature of the building means it will be less prominent visually than the existing barn.
- 4.8 Policy CP3 indicates that rural businesses will be supported and further advice can be found in paragraphs 83 and 84 of the NPPF. Paragraph 83 says that policies and decisions enable: a) the sustainable growth and expansion of all types of business in

rural areas, both through conversion of existing buildings and well-designed new buildings; b) the development and diversification of agricultural and other land-based rural businesses; c) sustainable rural tourism and leisure developments which respect the character of the countryside. Both elements of the proposal would facilitate rural tourism through the provision of additional visitor accommodation.

- 4.9 Paragraph 84 recognises that rural sites will be less well served by public transport, but that this should not have an unacceptable impact on rural roads. This is addressed in the section below.
- 4.10 Third parties have queried the impact of the removal of the stables and manege on the livery business and suggested that the site should remain a farm. As noted above, the existing agricultural barns and land are not affected by these proposals. The operation of the livery business is largely a matter for the applicant, but the stables to be removed are of poor quality by modern standards, with the stables currently in use being in a building which is to be retained. The manege is understood to have limited use due to some drainage issues with the surface.

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)

- 4.11 Upper Warren Farm is served by its own private drive off Hampden Road, which is subject to the national speed limit. Whilst the proposed development will result in an increase in trips to and from the site, the Highway Officer advises that this could be safely accommodated on the surrounding highway network. The visibility from the access is suitable in both directions.
- 4.12 The Highway Officer is also satisfied that, with the alterations shown to the bellmouth and first 12 metres of the access, to widen it, that the access would allow a car and agricultural vehicle to pass, so that vehicles would not need to wait on or reverse back onto the carriageway.
- 4.13 The scheme proposes one parking space per letting room / self-catering unit, which is appropriate for the type of accommodation provided. It also makes provision for cycle parking, either for visitors arriving by bike or those bringing bikes with them to explore the area. The site is close to promoted cycle routes. The provision of cycle parking is encouraged in the parking guidance, although there is no standard for B&B accommodation. The inclusion of cycle parking has been questioned in the representations, with a query as to whether there is an intention to create a cycle track. This is not part of the application. Cycling is an increasingly popular recreational activity and provision for cyclists is therefore appropriate in connection with tourist accommodation such as this.
- 4.14 Paragraph 84 of the NPPF suggests that development in rural areas should take opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The provision of cycle storage therefore feeds into that approach.
- 4.15 Paragraph 84 also says that the use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist. The site is just outside the settlement of Hughenden Valley and is just 0.8 km from the nearest pub and 1.9 km from the village shop. There is also a

doctor's surgery within the village. Therefore the site has reasonable access to nearby facilities.

Raising the quality of place making and design

Wycombe District Local Plan (August 2019): CP9 (Sense of place), DM30 (Chilterns Area of Outstanding Natural Beauty), DM34 (Delivering Green Infrastructure and Biodiversity in Development), DM35 (Placemaking and Design Quality)

Chilterns Building Design Guide

- 4.16 The proposed letting rooms are designed to have the appearance of traditional timber stables. The changes in topography have been taken into account by stepping the building down the slope. The use of horizontal timber boarding with slate for the roof are suitable and traditional materials used in the Chiltern AONB. The design is therefore in keeping with the rural AONB location.
- 4.17 The building to be converted is a fairly utilitarian structure, but the proposed cladding and glazing would improve its appearance, which is also acceptable in AONB terms. Parking would be close to the building in the existing yard area in front of the building so would not be visually intrusive.
- 4.18 The proposed parking area for the letting rooms makes use of the existing level manege, and is largely screened by existing trees, bushes and hedges. It will not, therefore, appear unduly obtrusive in the surrounding area and is conveniently located for use by guests. Similarly, the use of the remainder of the manege for sitting out / play space will not have any greater impact on the landscape than the existing manege.

Amenity of existing and future residents

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

- 4.19 There is only one non-related dwelling adjacent to the application site, which is Warren Farm, to the west. This is served by a separate driveway access. The proposed conversion and new letting rooms are set well away from the neighbouring house and so would not have any impact in terms of light or privacy.
- 4.20 The use of the access, which passes close to the boundary with Warren Farm House, will introduce some additional activity from cars passing up and down the drive. However, Warren Farm House is set back from the boundary, there is some screening, and there are outbuildings in the garden of Warren Farm House. As such the level of activity, which must be balanced against the reduction in activity associated with the livery use, although it will result in additional movement, would not result in an unacceptable loss of privacy or noise and disturbance.
- 4.21 The accommodation is proposed as short term letting accommodation, for which the level of amenity provided would be satisfactory, in terms of size, natural light and ventilation. Concern has been expressed that the self-catering units in particular could become separate dwellings in future. Given the small size of the units and their lack of private amenity space they would not be suitable as a sole or main place of residence and it is therefore proposed to restrict occupation to short term letting accommodation by imposing suitably worded conditions. The same would be true for the B&B letting rooms.

Environmental issues

Wycombe District Local Plan (August 2019): CP7 (Delivering the infrastructure to support growth), CP12 (Climate Change), DM20 (Matters to be determined in accordance with the NPPF), DM33 (Managing Carbon Emissions, Transport and Energy Generation)

Air Quality SPD

- 4.22 There is sufficient space within the site to enable storage of waste in connection with the development. Given the location in the AONB and part way up the hill it is reasonable to control the provision of lighting to ensure that any new lighting is appropriately low level lighting, to prevent light pollution in an otherwise relatively dark part of the AONB.
- 4.23 The recently adopted Air Quality SPD requires the provision of car charging points in connection with all minor developments. This is to reduce air pollution within the Council's Air Quality Management Areas. Whilst the site is not within an AQMA it is likely that visitors to the letting accommodation would travel through the AQMA to access the site, or during their stay. A condition will be imposed to secure their provision.

Flooding and drainage

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

- 4.24 The site is not in an area at risk of river flooding. All applications are, however, required to show that surface water drainage can be adequately managed to prevent an increased risk of flooding, either within the site or elsewhere.
- 4.25 The determination of this application has been delayed to allow the applicant the opportunity to submit additional information about how they intend to deal with surface water drainage. Two sets of additional information have been submitted and the Lead Local Flood Authority has confirmed that they are satisfied that the development can be accommodated without increasing flood risk as a solution to surface water management is possible.
- 4.26 The applicant has indicated an intention to use a combination of measures, including permeable paving, infiltration to a soakaway, and rain gardens, in the form of raised planters. The LLFA advise that they therefore have no objections to permission being granted, subject to the imposition of a condition requiring the approval of a surface water drainage scheme.

Landscape and Visual Impact

Wycombe District Local Plan (August 2019): CP9 (Sense of place), DM11 (Green networks and infrastructure), DM13 (Conservation and enhancement of sites, habitats and species of biodiversity and geodiversity importance), DM30 (Chilterns Area of Outstanding Natural Beauty) DM32 (Landscape character and Settlement Patterns), DM34 (Delivering Green Infrastructure and Biodiversity in Development)

- 4.27 The site is within the Chilterns AONB and development is expected to be of a high standard of design and should not have an adverse impact on the landscape. The building to be converted is grouped with other buildings. It will not change in terms of its overall volume, and its appearance will be improved by the infilling of the front

elevation with timber boarding, which is appropriate to the AONB. This will therefore not have any impact on the wider landscape.

- 4.28 The proposed letting rooms replace existing stables and a sheet clad barn. This part of the site is in a more elevated position, and the existing curved top barn is visible from some distance away along the Hampden Road / Warrendene Road because of its height. The existing stables are less prominent, as they are much lower, and there is a large barn adjacent on the down slope side.
- 4.29 The replacement letting rooms would be low, single storey buildings, which have also been designed to step down the slope to follow the natural contours. The land slopes up significantly to the rear (the eaves of the existing stables are only just above the level of the manege behind). The new building will therefore be viewed against the backdrop of the rising ground, as well as being part of the cluster of farm buildings. As such it will not be unduly prominent in the landscape. The design, to look similar to traditional timber stables, is in keeping with traditional building forms within the AONB. They would therefore not have a detrimental appearance on the special character or appearance of the AONB landscape
- 4.30 Representations have suggested that there will be an adverse impact on views from footpaths in the area. There are no paths immediately adjacent to the site and all are at some distance. A path on the east side of the valley passes through woodland so would not have clear views to the site. The path which connects to the south side of Hatches Lane is over 0.5km away. The paths to the south and west, starting at the cross roads (320m away) and the drive to Sherwood Farm (250m) will have limited views until reaching higher ground because of intervening structures. Given the small scale of the proposed buildings and their design and materials they would have limited impact on public views towards the site and would not adversely affect the enjoyment of the AONB landscape.

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)

- 4.31 The applicant has submitted a bat survey with the application. This has confirmed that, following a survey by a suitably qualified ecologist, the buildings have negligible potential to support roosting bats. No further surveys were recommended. The proposal will not therefore have an adverse impact on bats.
- 4.32 The buildings do have potential for use by nesting birds, but this is not an obstacle to development. Any demolition or conversion work would need to take place either outside the nesting season or following a check of the buildings by an ecologist to confirm that no nesting birds are present. This could be addressed by adding an informative to any permission.

Building sustainability

Wycombe District Local Plan (August 2019): DM41 (Optional Technical Standards for Building Regulations Approval), CP12 (Climate Change), DM33 (Managing Carbon Emissions, Transport and Energy Generation)

4.33 It is considered necessary to condition water efficiency in accordance with Policy DM41. This requires development to meet suitable standards of water efficiency. There is potential for the development to include measures such as solar panels or air source heat pumps to reduce carbon emissions and a suitable condition can be imposed to secure this.

Infrastructure and Developer Contributions

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

DSA: DM19 (Infrastructure and delivery)

4.34 The development is a type of development where CIL may be chargeable. It is considered that there would not be other types of infrastructure that will be put under unacceptable pressure by the development to justify financial contributions or the direct provision of infrastructure.

5.0 Weighing and balancing of issues / Overall Assessment

5.1 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.

5.2 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 (such as CIL if applicable), and,
- c. Any other material considerations

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

5.4 Local Planning Authorities, when making decisions of a strategic nature, must have due regard, through the Equalities Act, to reducing the inequalities which may result from socio-economic disadvantage. In this instance, it is not considered that this proposal would disadvantage any sector of society to a harmful extent.

6.0 Working with the applicant / agent

6.1 In accordance with paragraph 38 of the NPPF (2019) the Council 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.

6.2 The Council 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.

6.3 In this instance

- was provided with pre-application advice,

- the applicant/agent was updated of any issues after the initial site visit,
- The applicant was provided the opportunity to submit amendments to the scheme/address issues.
- The application was determined in accordance with the revised timescale agreed with the agent.
- The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.

7.0 Recommendation

7.1 Application Permitted

Subject to the following conditions and reasons:-

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 1765/01, 1765/02A, 1765/03, 1765/04B and 1765/05; 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. No other part of the development shall be occupied until the existing means of access has been altered in accordance with Buckinghamshire Council's guide note "Commercial Vehicular Access Within Highway Limits" 2013 and the details shown on the approved plans, including the widening of the access and the provision of a passing bay, shown on drawing no. 1765/04B.
Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development.

6. 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.

7. No works other than demolition shall begin until a surface water drainage scheme for the site, based on sustainable drainage principles has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:

- Demonstration of a 1m freeboard between the base of all infiltration components and the water table. This can be demonstrated by:
- Providing further groundwater level monitoring during the winter period (November- March), or by revising the proposed depths of the infiltration components based upon current ground investigations
- Subject to infiltration being inviable, the applicant shall demonstrate that an alternative means of surface water disposal is practicable subject to the hierarchy listed in the informative below.
- Base co-efficient of both infiltration components to be set as 0.00m/hr
- Clarification as to the connectivity between the foul and surface water drainage systems, removal of connecting pipe where necessary, or demonstration that flows are able to be accommodated
- Calculations to demonstrate that the proposed drainage system can contain up to the 1 in 30 storm event without flooding. Any onsite flooding between the 1 in 30 and the 1 in 100 plus climate change storm event should be safely contained on site.
- Drainage layout detailing the connectivity between the dwellings and all drainage components, showing pipe numbers, gradients and sizes, complete together with storage volumes of all SuDS components
- Maintenance schedule for the raised rain gardens

Reason: The reason for this pre-construction condition is to ensure that a sustainable drainage strategy has been agreed prior to construction in accordance with Paragraph 163 of the National Planning Policy Framework and Policy DM39 of the Wycombe District Local Plan(2019) to ensure that there is a satisfactory solution to managing flood risk.

8. No external lighting shall be installed in the parking areas, adjacent to the letting units or along the access unless it is in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting which is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In the interest of visual amenity due to the location of the site in a rural part of the Chilterns Area of Outstanding Natural Beauty.

9. 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 Policies CP12 and DM41 of the adopted Wycombe District Local Plan.
10. No letting room or holiday flat shall be occupied until details of the provision of renewable technologies within the development (such as heat pumps and photo voltaic cells) have been submitted to and approved in writing by the Local Planning Authority. Thereafter no letting room or holiday flat shall be occupied until the scheme for that unit has been implemented.
Reason: To ensure that measures are incorporated within the development to reduce carbon emissions in accordance with Policies CP12 and DM33 of the adopted Wycombe District Local Plan (2019).
11. The six letting rooms hereby permitted shall be occupied only as short term holiday let accommodation ancillary to the residential occupation of Upper Warren Farm and at no time shall be severed and occupied as separate independent units or as a sole or main place of residence.
Reason: The proposed letting rooms, by virtue of their size and amenity provision, would not provide a suitable standard of accommodation as independent dwelling units or for long term residential occupation.
12. The two self-contained holiday flats hereby permitted shall be occupied only as short term holiday let accommodation and at no time shall be severed and occupied as separate independent units or as a sole or main place of residence.
Reason: The proposed holiday flats, by virtue of their size and amenity provision, would not provide a suitable standard of accommodation as independent dwelling units or for long term residential occupation.
13. Unless the Local Planning Authority first agrees in writing; prior to any of the six letting rooms being brought into use one electric vehicle charging point shall be installed in the adjacent parking area hereby permitted, and prior to either of the self-contained holiday flats being brought into use one electric vehicle charging point shall be installed in the parking area serving the holiday flats. The charging points shall thereafter be retained as such, in working order.
Reason: To assist in the reduction of air pollution from vehicular traffic by facilitating the use of electric vehicles to reduce the negative impact on the health of residents living within the Air Quality Management Area and to meet the requirements of Policies CP12 and DM33 in the adopted Wycombe District Local Plan (2019).

Informative(s)

- 1 In accordance with paragraph 38 of the NPPF Buckinghamshire Council 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. Buckinghamshire Council 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 updated of issues after the site visit and given the opportunity to address issues relating to access and surface water drainage. Following the submission of amended / additional information the application was determined in accordance with the timescale agreed with the applicant.

- 2 The applicant is advised that the off-site works will need to be constructed under a Section 184 of the Highways Act legal agreement. This Small Works Agreement 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 Council
6th Floor, County Offices
Walton Street,
Aylesbury
Buckinghamshire
HP20 1UY

- 3 To comply with paragraph 080 of the Planning Practice Guidance (PPG) 'the aim should be to discharge surface run off as high up the following hierarchy of drainage options as reasonably practicable:

- into the ground (infiltration);
- to a surface water body;
- to a surface water sewer, highway drain, or another drainage system;
- to a combined sewer.'

Although rain water reuse is not included within the list above, the LLFA strongly encourage the consideration of its use within developments as the LLFA considers rainwater reuse to sit above the drainage hierarchy (page 8). This allows rainwater to be collected and used for non-potable water purposes, helping reduce dependency on potable water usage and act as an effective way of managing surface water.

- 4 The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981, with only a few exceptions, it is an offence for any person to intentionally:

- take, damage or destroy the nest of any wild birds while the nest is in use or being built,
- take kill or injure any wild bird,
- take or destroy the egg of any wild bird.

Birds nest between March and September and therefore demolition of buildings and removal of dense bushes, ivy or trees or parts of trees etc. during this period could lead to an offence under the Act. You are therefore advised to carry out any demolition outside the nesting season. If demolition is carried out during the nesting season the buildings to be demolished should first be checked by a suitably qualified ecologist to ensure that no nesting birds are present.

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Appendix A – Consultation Responses and Representations

19/06180/FUL

Consultation Responses and Representations

Councillor Comments

Councillor David J Carroll – If minded to approve I want this application to go to committee please.

Councillor Steve Broadbent The application at this farm represents quite a change of use that, should you be minded to approve, I think would benefit from referral to committee please.

Parish/Town Council Comments

Hughenden Parish Council

Comments: Provided the application complies with GB and AONB regulations, the Parish Council has no objections.

Consultation Responses

Non Major SuDS

The Lead Local Flood Authority (LLFA) initially objected to the proposals on the basis that insufficient information had been provided regarding the proposed surface water drainage scheme.

Following the submission of additional information, provided in the Flood Risk Statement, Surface Water Management (SuDS) Report (531 Rev.B, November 2019, Flo-Consult), the LLFA that it has no objection to the proposed development subject to the imposition of conditions. Their comments on the revised information are as follows:

Surface Water Drainage

Surface water runoff generated by the proposed development is to be managed using soakaways. Calculations have been provided to demonstrate that the proposed drainage scheme has been designed to manage storm events up to and including the 1 in100 year +40% climate change allowance storm event. Raised rain gardens have been proposed in order to aid in the management of surface water runoff, while also providing biodiversity and amenity benefits to the proposed development.

Details of the proposed overland flood flow route in the event of system exceedance or failure have been demonstrated. A maintenance schedule has been provided for the drainage system, however no detail on the maintenance of the rain garden has been provided. The maintenance responsibility will lie with contractors appointed by the owners of the proposed development. Construction details of all SuDS components, including the rain gardens, have also been provided.

Ground Investigations

Ground investigations have been conducted which includes infiltration rate testing in accordance with BRE365, and groundwater monitoring which took place once the trial pits were excavated. The LLFA would like to raise concerns with the proposed depths of the soakaways. The bases of the trial pits do not demonstrate the 1m freeboard.

The applicant is required to demonstrate that the 1m freeboard is achievable between the base of any infiltration component and the highest groundwater level. Further monitoring should be

conducted during the winter months to demonstrate the 1m freeboard can be achieved and details of this monitoring must be provided. If the applicant is unable to conduct further monitoring in the locations of the trial pits, then the proposed depths of the infiltration components must be revised in order to demonstrate a 1m freeboard based upon the current ground investigations.

If the applicant is unable to demonstrate that the 1m freeboard can be achieved and that as such infiltration is not viable, then an alternative discharge receptor in line with the drainage hierarchy must be investigated and full details of this alternative scheme provided.

Calculations

Within the calculations provided for the soakaways, the 'Infiltration Coefficient Base' has been assigned a value of 0.012420m/hr (for the new building infiltration tank) and a value of 0.06840m/hr (for the barn conversion infiltration tank). It should be noted that this value must be set as 0.00 m/hr to account for the silting up of the infiltration device over time (section 25.4 CIRIA SuDS Manual, 2015). The applicant is required to provide updated calculations for both infiltration tanks in order to be reflective of the above comments.

Drainage Layout

The applicant is required to amend the drainage layout to remove the connection between the foul and surface water components. Alternatively, if it is proposed that the infiltration tank is to manage treated foul water, calculations must be provided to demonstrate sufficient capacity is available.

It should be noted that any revisions to the scheme and/or sizing of components must be reflected on an updated drainage layout.

We would request the following condition be placed on the approval of the application, should this be granted by the LPA:

Condition 1

No works other than demolition shall begin until a surface water drainage scheme for the site, based on sustainable drainage principles has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:

- Demonstration of a 1m freeboard between the base of all infiltration components and the water table. This can be demonstrated by:
- Providing further groundwater level monitoring during the winter period (November-March), or by revising the proposed depths of the infiltration components based upon current ground investigations
- Subject to infiltration being inviable, the applicant shall demonstrate that an alternative means of surface water disposal is practicable subject to the hierarchy listed in the informative below.
- Base co-efficient of both infiltration components to be set as 0.00m/hr
- Clarification as to the connectivity between the foul and surface water drainage systems, removal of connecting pipe where necessary, or demonstration that flows are able to be accommodated
- Calculations to demonstrate that the proposed drainage system can contain up to the 1 in 30 storm event without flooding. Any onsite flooding between the 1 in 30 and the 1 in 100 plus climate change storm event should be safely contained on site.
- Drainage layout detailing the connectivity between the dwellings and all drainage components, showing pipe numbers, gradients and sizes, complete together with storage volumes of all SuDS components

- Maintenance schedule for the raised rain gardens

Reason

The reason for this pre-construction condition is to ensure that a sustainable drainage strategy has been agreed prior to construction in accordance with Paragraph 163 of the National Planning Policy Framework to ensure that there is a satisfactory solution to managing flood risk.

Drainage Hierarchy Informative

To comply with paragraph 080 of the Planning Practice Guidance (PPG) 'the aim should be to discharge surface run off as high up the following hierarchy of drainage options as reasonably practicable:

- into the ground (infiltration);
- to a surface water body;
- to a surface water sewer, highway drain, or another drainage system;
- to a combined sewer.'

The LLFA notes that rain water reuse is not included within the informative provided above, however we strongly encourage the consideration of its use within developments as the LLFA considers rainwater reuse to sit above the drainage hierarchy (page 8). This allows rainwater to be collected and used for non-potable water purposes, helping reduce dependency on potable water usage and act as an effective way of managing surface water.

Highway Authority

Upper Warren Farm is accessed via a private drive off Hampden Road, a C-class road subject to the national speed limit in this location.

The existing access would serve the proposed development. It is difficult to establish the true increase in vehicular movements that may occur as a result of the proposed development. However, I would consider the existing agricultural barns to have a relatively low trip generation and as such the proposed development would likely result in an intensification of the site, particularly during peak season.

Nonetheless, I am satisfied that the private lane/Hampden juncture would be able to accommodate any potential increase in vehicle movements. As requested, the revised plans demonstrate that the bellmouth of the private lane/Hampden Road juncture would be widened to 4.8m in width for a distance of 12m from the carriageway; this would create adequate space for a private car / agricultural vehicle to pass alongside each other without the risk of having to reverse or wait in the carriageway. Furthermore, a passing bay has been proposed approximately half way along the private drive which would allow two vehicles to pass and would better facilitate access to and from the site.

I am satisfied that the level of visibility that can be achieved from the existing access is in accordance with required guidelines and that any increase in traffic could be safely accommodated into the surrounding highway network.

The proposed parking provision is in accordance with *Buckinghamshire Countywide Parking Guidance* for this quantum of development.

The Highway Authority raises no objections to this application, subject to conditions requiring the alteration of the access and provision of parking spaces before the development is occupied. An informative advising of the need for a S184 Small Works Agreement is suggested.

Control of Pollution Environmental Health

Comments: No objection

Representations

Amenity Societies/Residents Associations

None received

Other Representations

1 comment has been received supporting the proposal:

- This will encourage rural tourism in the area
- The change of use of the manège should not extend beyond the normal use of a typical private garden
- With the likely increase in the number of vehicles, including cyclists, reducing the speed limit to 40mph along Hampden Road should be considered.

5 comments have been received objecting to the proposal:

- The number of units is excessive
- Up to 8 families at a time could result in noise problems
- Site is in the AONB
- Should still be a farm, not a holiday complex
- Purpose of cycle store is unclear, query whether it is proposed to convert remaining land into a cycle track
- Further development will escalate if permission is granted
- Should be decided by Committee, not under delegated powers
- Fail to see the need for holiday lets or self-catering accommodation in the AONB
- Concerned it could set a precedent for further developments
- Encouraging cyclists could lead to accidents as the site is on a busy road
- Barns are currently used for storing hay and straw for liveryes and cattle
- Query whether water, power and drainage have been considered.
- Inappropriate development in the Green Belt.
- Have not demonstrated conversion is possible without re-building or that the conversion meets the criteria of Policy DM45
- Increase in activity and car use, resulting in noise, thus harm.
- Will increase the need for local amenities.
- Site is on the hill overlooked by public footpaths, it will therefore impact the views from walks through the area
- No indication as to whether the business is sustainable in the long term.
- No indication of the impact of the loss of manège and barns on existing rural business on site
- Site is in an isolated location, it is too dangerous to walk or cycle to local amenities along Hampden Road, and would take almost half an hour to visit the nearest shop or restaurant.
- No justification for loss of horse riding amenities or active farm buildings
- Provision of self-catering accommodation should be considered in relation to the same policies as new housing.

1 comment in response to amended plans, reiterating previous objections and making the following additional points:

- Site is not on mains drainage
- Concern the units, particularly the self-catering 1-bed units, could be sold as independent

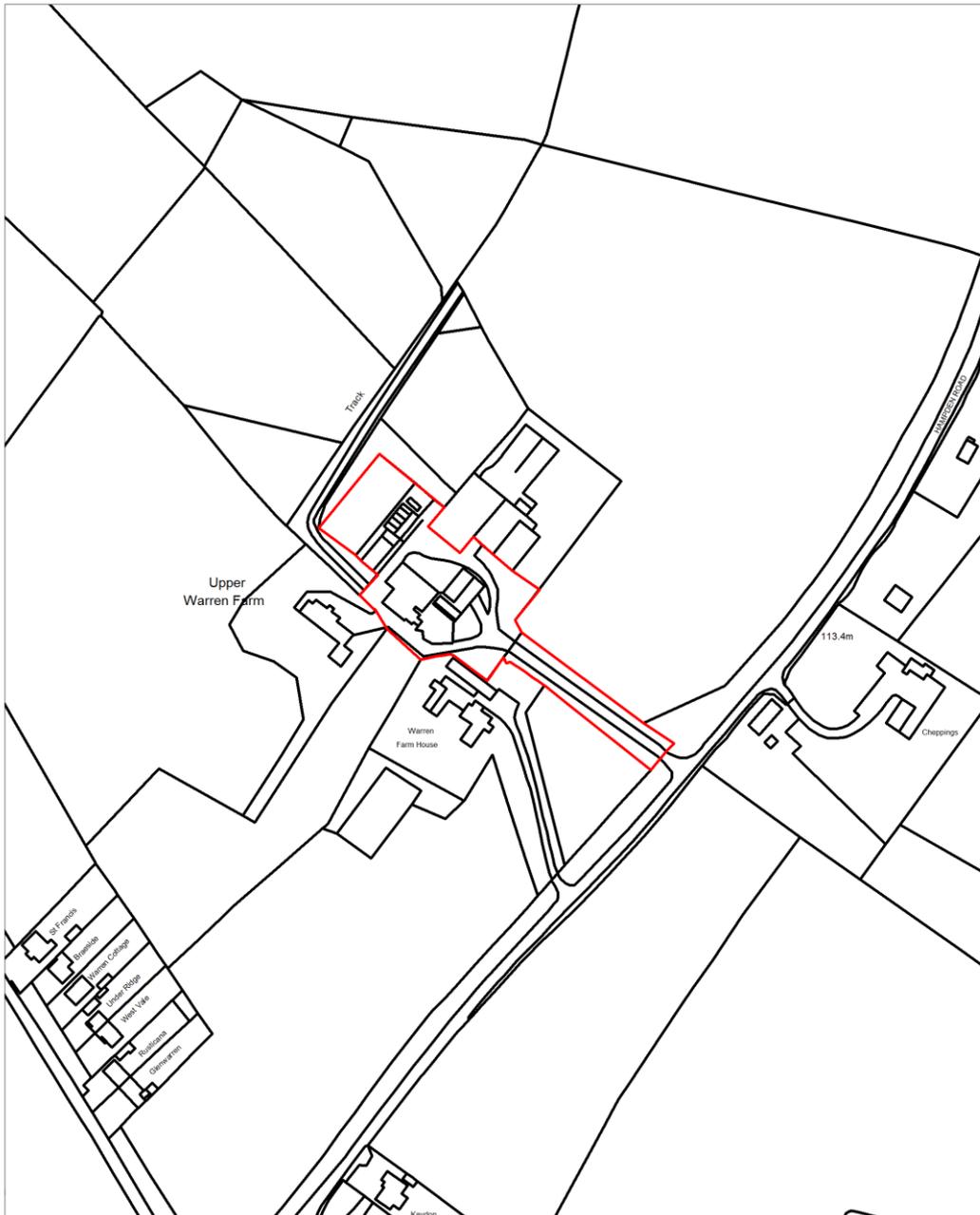
units in future

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APPENDIX B: Site Location Plan

19/06180/FUL

Scale 1/2500



Planning Committee
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Ordnance Survey 100023306

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Report to Wycombe Area Office Planning Committee

Application Number:	20/05003/FUL
Proposal:	Householder application for construction of single storey rear extension, part two storey side extension, garage conversion and creation of parking spaces to the front including a dropped kerb
Applicant:	Mr William Woodruff
Case Officer:	Mr Ian Beck
Ward(s) affected:	High Wycombe Town Unparished (Previous Abbey Ward)
Parish-Town Council:	High Wycombe Town Unparished
Date valid application received:	07/01/2020
Statutory determination date:	03/03/2020
Recommendation	Permit

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 Permission is sought for the construction of single storey rear extension, part two storey side extension, garage conversion and creation of parking spaces to the front including a dropped kerb.
- 1.2 The proposal is considered to respect the established character of the property and will not appear out of place within the street scene. Furthermore the proposal will have no impact on the amenities of neighbouring properties and raises no impacts in terms of highway safety or capacity with sufficient on-site parking being provided to serve the needs of the extended property.
- 1.3 Cllr Lesley Clarke and Cllr Alan Hill called in/reason for consideration by committee
- 1.4 Recommendation – approval.

2.0 Description of Proposed Development

- 2.1 This application seeks permission for the construction of single storey rear extension, part two storey side extension, garage conversion and creation of parking spaces to the front including a dropped kerb.
- 2.2 This detached two storey property is located on the northern side of Carver Hill Road and benefits from having off-street parking and gardens to the front and rear. The

property is not within the Green Belt, Conservation Area nor an Area of Outstanding Natural Beauty.

- 2.3 Carver Hill Road rises up from Desborough Avenue, No.17 is towards the top of the rise near the bend and junction with Ellesworth Road. The area is a mixture of 1950's semi-detached and detached properties, some of which have extended and are visible within the public realm and make up the character and appearance of the area.
- 2.4 The property is situated in High Wycombe settlement in residential parking Zone A as identified in the Buckinghamshire Countywide Parking Guidance.
- 2.5 The application is accompanied by [As appropriate]:
 - a) Planning Application Form
 - b) Plans
 - c) Ecology and Trees Checklist
- 2.6 No amendments were requested for this application

3.0 Relevant Planning History

- 3.1 20/05002/CLP – Hip to gable roof extension with construction of rear box dormer – Granted
- 3.2 19/08036/CLP – Single storey outbuilding – Granted
- 3.3 W/6660/79 – Utility room – permitted (implemented)
- 3.4 HW/623/58/F – Erection of 2 detached houses – permitted (implemented)

4.0 Policy Considerations and Evaluation

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), DM6 (Mixed-use development)

- 4.1 The application property is situated within the urban area of Loudwater whereby there is no objection to the principle of extensions to residential properties, providing that the proposal respects the scale and appearance of the original property, sits comfortably within the street scene and raises no issues of neighbouring amenity and highway safety and capacity.

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)

- 4.2 The application property is situated within an established residential area in residential parking zone A, as identified in the Countywide Parking Guidance. The extended property would have 4 bedrooms/8 habitable rooms which requires 3 on-site spaces to provide an optimum level of parking. In this instance the site plan provided shows that 3 spaces can be provided to the front of the property. The parking shown meets

the required dimensions. The provision of the proposed parking can be covered by condition.

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 and Alterations to Existing Dwellings)

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

Householder Planning and Design Guidance SPD (January 2020)

- 4.3 The area consists of a mixture of semi-detached and detached 1950's properties. There are many examples of extended properties within the immediate and wider area, therefore the proposal would echo these properties and thus not considered harmful to the character or appearance of the area.
- 4.4 The side extension is two storey with a hipped roof design which is set down from the existing roof ridge and set back from the principal elevation with a single storey front extension incorporating the existing porch/garage with a hipped roof over. The side extension would not be any closer to the western boundary, which adjoins a public footpath, than the existing extension and no first floor windows are proposed.
- 4.5 The single storey rear extension, with a depth of 5.23 metres x 6.61 metres wide. The extension will provide a living/kitchen room. The extension will have a dual pitched roof and rear facing glazed doors.
- 4.6 All proposed works are stipulated to have materials to match the existing dwelling and will maintain adequate distances to each side boundaries. The distance to the western boundary measures 3.3m (side elevation/front corner) and 2.2 metres (side elevation/rear corner). The rear extension has a distance of 1.9 metres at the narrowest point to the shared eastern boundary with No.19. Therefore, the visual impact would be minimal.
- 4.7 Given the above the proposal is considered to respect the established character of the property and the street scene.

Amenity of existing and future residents

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

Householder Planning and Design Guidance SPD (January 2020) [Outdoor amenity space – balconies, patios and amenity space; outlook; overlooking distances]

- 4.1 The immediate neighbours to the application site are No.15 on the western boundary which is separated by a public footpath and No.19 on the eastern boundary which shares a mutual boundary. Both boundaries are a mixture of natural screening and either concrete wall or wooden fencing.
- 4.2 The rear projecting extension respects the Council's light angle guidance with No.19 and no side windows are shown on the first floor side elevation facing No.15. Therefore no additional overlooking will occur to that which already exists, and the privacy of adjoining properties will not be adversely affected. In addition there would be no undue loss of light towards any immediate neighbouring property.

5.0 Weighing and balancing of issues / Overall Assessment

- 5.1 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.
- 5.2 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 (such as CIL if applicable), and,
 - c. Any other material considerations
- 5.3 As set out above it is considered that the proposed development would accord with the development plan policies.
- 5.4 Local Planning Authorities, when making decisions of a strategic nature, must have due regard, through the Equalities Act, to reducing the inequalities which may result from socio-economic disadvantage. In this instance, it is not considered that this proposal would disadvantage any sector of society to a harmful extent.

6.0 Working with the applicant / agent

- 6.1 In accordance with paragraph 38 of the NPPF (2019) Buckinghamshire Council (BC) 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. BC 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.
- 6.2 In this instance the application was acceptable as submitted and no further assistance was required.

7.0 Recommendation

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 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 or as stipulated within the application form, unless the Local Planning Authority otherwise first agrees in writing.
Reason: To secure a satisfactory external appearance.
3. The development hereby permitted shall be built in accordance with the details contained in the planning application hereby approved and plan numbers 01, 02, 03 and WDC1; 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. The scheme for parking and manoeuvring shown 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 adjoin highway.
5. 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 not "Private Vehicular Access Within Highway Limits" 2013
Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development.

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 application was acceptable as submitted and no further assistance was required.

2. The applicant is advised that a licence must be obtained from the Highways Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the highway. A period of 28 days must be allowed for the issuing of the licence, please contact Transport for Buckinghamshire at the following address for information.

Transport for Buckinghamshire (Streetworks)
10th Floor, New County Offices
Walton Street, Aylesbury
Buckinghamshire
HP20 1UY
01296 382416

3. 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 S 137 of the Highways Act 1980.

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Appendix A – Consultation Responses and Representations

Ref: 20/05003/FUL

Consultations and Notification Responses

Ward Councillor Preliminary Comments:

Councillor L M Clarke OBE – Requested application to go to planning committee

Councillor A Hill – Requested application to go to planning committee

Councillor M Hussain (Bhatti) JP – no comments received

Parish/Town Council Comments/Internal and External Consultees

Unparished - High Wycombe Town – Abbey Ward

Consultations Reported:

County Highway Authority

Comments: No objection subject to conditions

Representations Reported:

One letter of representation received objecting to the scheme: roof of single storey rear extension is too high, reduced natural light and over development.

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APPENDIX B: Site Location Plan

20/05003/FUL
Scale 1/2500



Planning Committee
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Report to Wycombe Area Planning Committee

Application Number:	20/05656/FUL
Proposal:	Householder application for demolition of existing balcony and erection of bay window to second floor front elevation
Site Location:	20 Kite Wood Road Tylers Green Buckinghamshire HP10 8HH
Applicant:	Mr Mark Denton
Case Officer:	Yee Chung Hui
Ward(s) affected:	Previous Tylers Green And Loudwater Ward
Parish-Town Council:	Chepping Wycombe Parish Council
Date valid application received:	27th March 2020
Statutory determination date:	22nd May 2020
Recommendation	Application Permitted

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1. Planning permission is sought for the removal of an existing balcony and erection of a bay window to the second floor front elevation.
- 1.2. The application is being considered by the Planning Committee because the local Member, Councillor Wood considers this application is completely in contrast to the existing street scene in this area where the properties have been designed to make a long sweep of similar properties. She has indicated that if officers are minded to approve then she has asked that this come before the planning committee for a decision.
- 1.3. The application is recommended for approval.

2.0 Description of Proposed Development

- 2.1 The application dwelling is a mid-terraced, three storey, townhouse, with part yellow brick, part white rendered finish. The dwelling was part of the late 1990s residential development of the former St John's Industrial Estate. The existing dwelling was converted from two smaller units into one larger one in 2015.

- 2.2 Existing arch-shaped bay windows project from the front elevation of the ground and first floor level. A balcony with black railings occupies the space above this at second floor level.
- 2.3 The new bay would retain the same footprint as the balcony. The proposed bay window would match the bay windows below. It would have a lead flat roof finish.
- 2.4 The existing 2nd floor master bedroom would be enlarged with the addition of the bay window. The number of habitable rooms of the dwelling would not be altered.
- 2.5 The application site does not fall within Green Belt, Chilterns AONB, nor a designated Conservation Area; and it is not within the curtilage of any Listed Building.
- 2.6 The application site falls within Residential Zone B of Tylers Green and Loudwater.
- 2.7 The application is accompanied by:
 - Application form
 - Existing plans and elevations, drawing no. 0A-001D
 - Proposed plans and elevations, drawing no. 03a- 001C
 - Site photos dated 23rd April 2020

3.0 Relevant Planning History

- 3.1 97/05514/FUL - Demolition of existing units and erection of 58 no 2 and 3 storey houses doctor's surgery, parking, and open space. Application permitted, implemented and permitted development rights removed.
- 3.2 01/05428/FUL – Erection of conservatory to rear. Application permitted.
- 3.3 05/06247/FUL - Construction of first floor extension over existing garage. Application refused.
- 3.4 09/05250/FUL – Converted two units to one for temporary period of 5 years. Application permitted and permitted development rights not removed.
- 3.5 10/07298/FUL - Householder application for construction of single storey and basement rear extensions. Application permitted.
- 3.6 11/05276/FUL - Householder application for construction of single storey and basement rear extensions and associated external alterations (alternative scheme to pp 10/07298/FUL). Application permitted
- 3.7 15/07696/FUL – Continued use of 20 and 21 Kite Wood Road as a single 6-bed dwelling. Application permitted and permitted development rights not removed.

4.0 Policy Considerations and Evaluation

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)

- 4.1 The development is within a residential estate and is therefore acceptable in principle, subject to the compliance with Adopted Development Plan Policies.

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 and alterations to existing dwellings)

DSA: DM11 (Green networks and infrastructure), DM16 (Open space in new development)
Householder Planning and Design Guidance SPD

- 4.2 A number of nearby neighbours have raised objections to the proposed development. However, the bay window extension would not be detrimental to the design and appearance of existing dwelling, or the street scene and wider residential estate.
- 4.3 The proposal would be of a matching design and materials to the existing bay windows. It would appear subservient and of an appropriate size and scale relative to the size and form of the main dwelling. It would not appear incongruous in the street scene and would be in keeping with the appearance and character of the rest of the residential frontage along Kite Wood Road.
- 4.4 Concerns have been raised with the choice of materials. However, matching brickwork to main dwelling is required for the continuity of design and to integrate with the appearance of existing dwelling. The flat roof is of minimal size and is to be finished in lead. As such, the materials would complement the existing building and a condition can be imposed limiting the building works to be carried out in accordance with the details and materials specified.
- 4.5 Proposed development is found to compliance with Policy DM35 and DM36 of Adopted Wycombe Local Plan and Householder Planning and Design Guidance SPD.

Amenity of existing and future residents

Wycombe District Local Plan (August 2019): DM35 (Placemaking and Design Quality), DM36 (Extensions and alterations to existing dwellings), Householder Planning and Design Guidance SPD

- 4.6 The proposed development by reasons of its limited size, and minimal projection to the front elevation would have no significant impact on the adjacent dwelling's amenity level, in respect of light and privacy. Its small scale also ensures that it would not be overbearing in appearance.

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)

- 4.7 The replacement of the balcony to enlarge the existing master bedroom would have no impact on on-site parking requirements.
- 4.8 The existing parking arrangement would be unaltered and is thus, found to be acceptable.

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)

4.9 There is no identified environmental issues within the proposed development.

Infrastructure and Developer Contributions

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

DSA: DM19 (Infrastructure and delivery)

4.10 The development is a type of development where CIL would be not be chargeable.

5.0 Weighing and balancing of issues / Overall Assessment

5.1 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.

5.2 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

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

6.0 Working with the applicant / agent

6.1 In accordance with paragraph 38 of the NPPF (2019) Buckinghamshire Council (BC) 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. BC 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.

6.2 In this instance, assistance was sought from the applicant regarding the provision of site photos due to the Covid-19 lockdown. The planning application was called to Planning Committee by the local member, noting the numerous objections received from neighbours in terms of street scene impact and the proposal being out of character with existing development. The application was found to be acceptable and is recommended for approval.

7.0 Recommendation

7.1 Application Permitted

Subject to the following conditions and informatives:-

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 0A.001D; 03A.001C; 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 and windows shall be as specified in the approve drawings only, unless the Local Planning Authority otherwise first agrees in writing.

Reason: To secure a satisfactory external appearance.

Informatives

1. In accordance with paragraph 38 of the NPPF (2019) Buckinghamshire Council (BC) 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. BC 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, assistance was sought from the applicant regarding the provision of site photos due to the Covid-19 lockdown. The planning application was called to Planning Committee by the local member, noting the numerous objections received from neighbours in terms of street scene impact and the proposal being out of character with existing development. The application was found to be acceptable and is recommended for approval.

Appendix A – Consultation Responses and Representations

20/05656/FUL

Councillor Comments

Councillor Katrina Wood

Comments: This application is completely in contrast to the existing street scene in this area where the properties have been designed to make a long sweep of similar properties. If officers are minded to approve then I would request that this come before the planning committee for a decision.

Parish/Town Council Comments

Chepping Wycombe Parish Council

Comments: CWPC objects to the application as we think the exterior change will be out of keeping with the existing properties in this small crescent

Consultation Responses

None

Representations

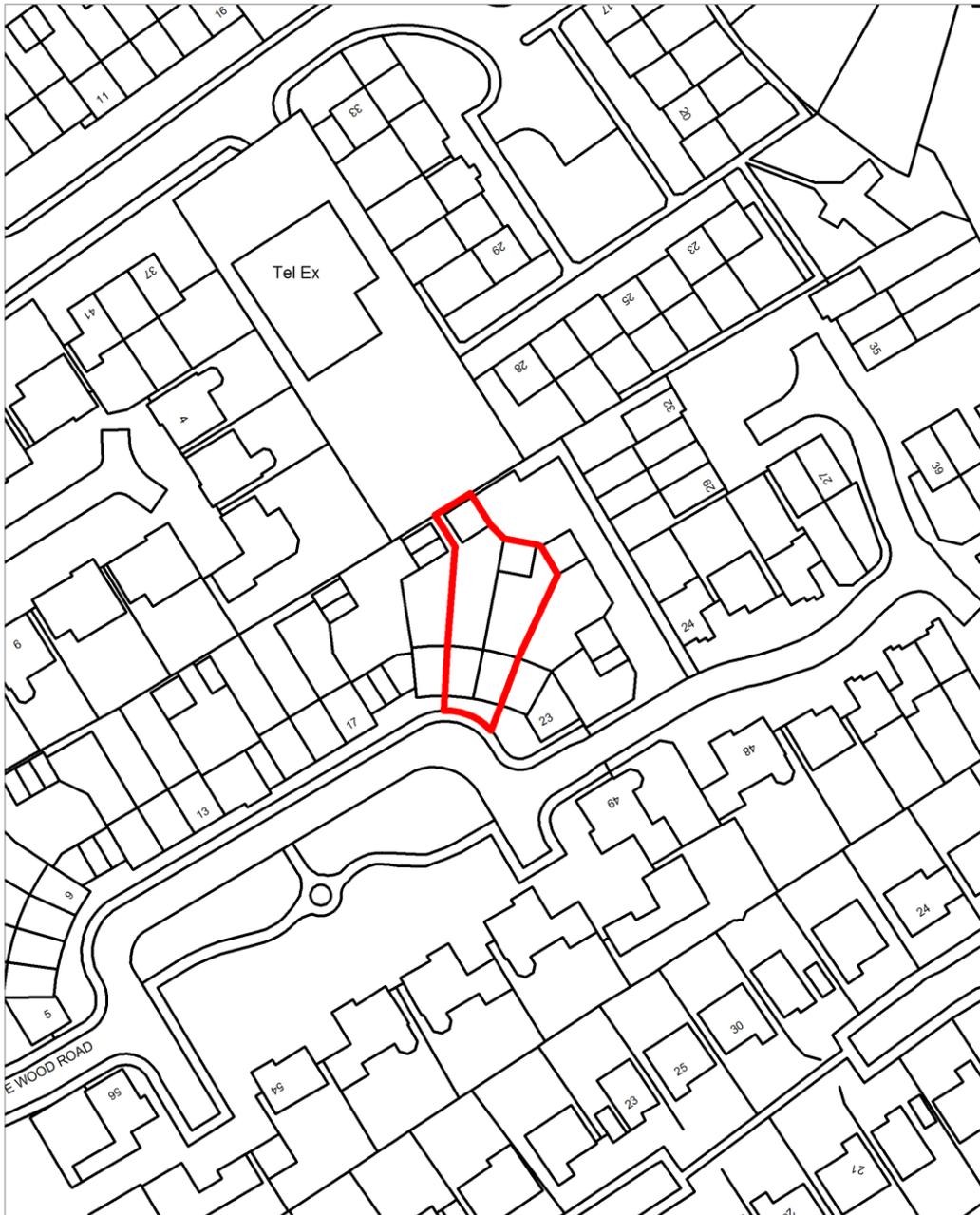
Six letters of representation received from resident's society and adjacent dwellings, objections on the grounds of:

- Inappropriate forms of development and fundamentally altering "Nouveau-Neogeorgian" style and character of Kite Wood Road and detrimental harm to existing building lines.
- New materials would cause variation with the appearance of existing built forms.
- Altering common balcony features in the existing residential street would detract from the character and appearance of local street scene and character of area
- Objections to further development to the existing dwelling that was converted from two units to form 6-bedroom dwelling
- Is contrary to Policy DM35 and DM36, Chapter 12 of NPPF

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APPENDIX B: Site Location Plan

20/05656/FUL
Scale 1/1250



Planning Committee
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Report to Wycombe Area Planning Committee

Application Number:	20/06141/FUL
Proposal:	Householder application for construction of single storey rear conservatory extension with steps leading into garden.
Site Location:	156 Spearing Road High Wycombe Buckinghamshire HP12 3LA
Applicant:	Mr Khawar Asif
Case Officer:	Jackie Sabatini
Ward(s) affected:	Booker, Cressex & Castlefield
Parish-Town Council:	High Wycombe Town Unparished
Date valid application received:	11th May 2020
Statutory determination date:	6th July 2020
Recommendation	Approval

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 This application seeks full planning permission for a single storey rear conservatory with steps leading into the garden.
- 1.2 The reason for the application to be reported for determination by the area planning committee is because the applicant is an employee of Buckinghamshire Council.
- 1.3 Recommendation – approval subject to conditions

2.0 Description of Proposed Development

- 2.1 Full planning permission is sought for the construction of a single storey rear conservatory with steps leading into the garden.
- 2.2 The proposed conservatory would be 5m in width, 5m in depth with a shallow pitch roof measuring 3m to eaves and 3.6 to ridge height; set down significantly lower than the main roof of the dwelling.
- 2.3 The application site comprises a two storey semi-detached property located off Spearing Road where the surrounding properties are predominately semi-detached dwellings. Many of which have already had extension and alterations that are highly visible; creating a more varied street-scene.

2.4 The application is accompanied by:

- a) Plans
- b) Photographs (submitted by applicant)

3.0 Relevant Planning History

17/08106/CLP- Certificate of lawfulness for proposed construction of hip to gable roof extension, insertion of 2 x rooflights to front roofslope and dormer window to rear. Construction of single storey side and rear extension. Application permitted dated 08/02/18.

4.0 Policy Considerations and Evaluation

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)

DSA: DM1 (Presumption in favour of sustainable development)

4.1 The development is within a residential area and is therefore acceptable in principle, subject to the compliance with Adopted Development Plan Policies.

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)

4.2 It is noted that the application site does not benefit from a vehicular access or off-street parking. However the surrounding area is already characterised by on-street parking to the front of properties and, in this case, no further parking is required as a result of this application.

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)

Householder Planning and Design Guidance SPD

4.3 The proposal is located to the rear of the site and not readily visible from the street-scene or further public domain. In any case, subject to the uses of appropriate materials, the size and scale of development proposed is acceptable in terms of its impact on the character and appearance of the host dwelling and the surrounding area.

Amenity of existing and future residents

DM35 (Placemaking and Design Quality), DM36 (Extensions and alterations to existing dwellings),

Householder Planning and Design Guidance SPD

4.4 It is noted that additional fenestration includes windows in each side elevation of the proposal and this would have some potential for overlooking into neighbouring amenity space. However it is equally important to note that these windows are located at ground floor level and would cause no further overlooking than would reasonably be expected from a ground floor conservatory.

- 4.5 The steps to the rear do not include ground level changes, they would merely allow convenient access into the garden.
- 4.6 The proposal would not impinge on the Council's light angle guidelines when being measured from the nearest habitable window of any neighbouring property.
- 4.7 When taking account of the above no significant impact would occur to the residential amenities of any neighbouring property as a result of this proposal with regard to overlooking, loss of light or overbearing issues that would justify refusing planning permission.

5.0 Weighing and balancing of issues / Overall Assessment

- 5.1 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.
- 5.2 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 (such as CIL if applicable), and,
 - c. Any other material considerations
- 5.3 Local Planning Authorities, when making decisions of a strategic nature, must have due regard, through the Equalities Act, to reducing the inequalities which may result from socio-economic disadvantage. In this instance, it is not considered that this proposal would disadvantage any sector of society to a harmful extent.
- 5.4 As set out above it is considered that the proposed development would accord with the development plan policies.

6.0 Working with the applicant / agent

- 6.1 In this instance, due to COVID 19, it has not been possible for the officer to visit the application site. The applicant was informed of this and has provided adequate photographs of the site. The officer has made an informed decision based on these photographs and the submitted plans.
- 6.2 The application description has been changed to include steps to the rear. The applicant has agreed in writing to this change. No further information was required.

7.0 Recommendation

- 7.1 Application Permitted

Subject to the following conditions and reasons:-

- 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 2018/01A, 2018/02, 2018/03; 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.
3. The materials to be used for the external surfaces, including walls, roofs, doors and windows shall be of those contained in the approved application
Reason: To secure a satisfactory external appearance.

Informative

1. In this instance, due to COVID 19, it has not been possible for the officer to visit the application site. The applicant was informed of this and has provided adequate photographs of the site. The officer has made an informed decision based on these photographs and the submitted plans.

The application description has been changed to include steps to the rear. The applicant has agreed in writing to this change. No further information was required.

Appendix A – Consultation Responses and Representations

20/06141/FUL

Councillor Comments

None received

Parish/Town Council Comments

Town Centre -Unparished

Consultation Responses

None sought

Representations

Two objections (3 emails received – 2 are duplicates)

- Loss of light

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APPENDIX B: Site Location Plan

20/06141/FUL
Scale 1/1250



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