



West Buckinghamshire Area Planning Committee agenda

Date: Wednesday 27 July 2022

Time: 6.30 pm

Venue: High Wycombe Council Chamber, Queen Victoria Road, High Wycombe, HP11 1BB

Membership:

A Alam, M Ayub, A Baughan, I Hussain, D Johncock, N Marshall (Chairman), C Oliver, S Raja, M Turner, P Turner (Vice-Chairman), S Wilson and K Wood

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Agenda Item	Page No
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1 Apologies for Absence

2 Declarations of Interest

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 Monitoring Officer prior to the meeting.

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.

3 Minutes of the Last Meetings

To note the minutes of the meetings held on 18 May 2022 and 8 June 2022.

3 - 8

Planning Applications

4 22/05481/FUL - Hedgerows, Studridge Lane, Speen, Buckinghamshire, HP27 0SA

9 - 20

5 22/05761/FUL - 37-38 High Street, High Wycombe, Buckinghamshire, HP11 2AG

21 - 28

6 WITHDRAWN. 22/06088/FUL - Garage Site, Deanfield Close, Marlow, Buckinghamshire

29 - 38

7 Date and Time of Next Meeting

Wednesday 23 August 2022 at 6.30pm.

8 Availability of Members Attending Site Visits (if required)

To confirm members' availability to undertake site visits on 23 August 2022 if required.

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 on 01494 421261, email democracy@buckinghamshire.gov.uk.



West Buckinghamshire Area Planning Committee minutes

Minutes of the meeting of the West Buckinghamshire Area Planning Committee held on Wednesday 18 May 2022 in The Oculus, Buckinghamshire Council, Gatehouse Road, Aylesbury HP19 8FF.

Members present

A Alam, M Ayub, D Dhillon, I Hussain, D Johncock, N Marshall, C Oliver, S Raja, M Turner, P Turner, S Wilson and K Wood

Agenda Item

1 Apologies

A Baughan

2 Election of Chairman

It was proposed by Councillor S Raja and seconded by Councillor P Turner

Resolved: that Councillor N Marshall be elected as Chairman of the Committee for the ensuing year.

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West Buckinghamshire Area Planning Committee minutes

Minutes of the meeting of the West Buckinghamshire Area Planning Committee held on Wednesday 8 June 2022 in High Wycombe Council Chamber, Queen Victoria Road, High Wycombe, HP11 1BB, commencing at 6.30 pm and concluding at 10.03 pm.

Members present

M Ayub, A Baughan, I Hussain, D Johncock, N Marshall, C Oliver, S Raja, M Turner and P Turner

Others in attendance

K Asif, D Cleary, L Hornby, J Ion, R Martin, H Smith and R Steele

Apologies

A Alam, S Wilson and K Wood

Agenda Item

1 Appointment of Vice-Chairman

Members noted the appointment of Councillor Paul Turner as the Vice-Chairman of the West Buckinghamshire Area Planning Committee for the Municipal Year 2022/2023.

2 Declarations of Interest

Councillor D Johncock: Application number 22/05527/FUL. Declared an interest due to being Ward Member but that he had not expressed an opinion on the application. He also declared that he had an open mind, would listen to the debate and make a decision at the conclusion of that debate.

3 Minutes of the Last Meeting

The Minutes of the meeting held on 26 April 2022 were agreed as an accurate record.

4 21/07006/REM - Slate Meadow, Stratford Drive, Wooburn Green, Buckinghamshire

Reserved matters application for approval of access, appearance, landscaping, layout, scale and associated works including proposed Village Green scheme pursuant to outline planning permission 18/05597/OUT.

After a very full debate, Members voted unanimously in favour of the motion to defer the application for further consultations with Natural England and for the applicant to address concerns raised during the debate.

Speaking as Ward Councillor: Cllr P Drayton, Cllr S Kayani and Cllr S Wilson

Speaking on behalf of the Wooburn & Bourne End Parish Council: Cllr J Mortimer

Speaking on behalf of the applicant: Mr J Black

It was proposed by Councillor D Johncock and seconded by Councillor M Turner.

Resolved: that the application be deferred pending further consultations.

5 20/07802/FUL - Site of Former Park and Ride Facility, Crest Road, High Wycombe, Buckinghamshire

Erection of a retail unit for use as supermarket (Class E) and erection of restaurant / takeaway unit with drive-thru (sui generis) with associated access, car parking and hard / soft landscaping.

Members voted in favour of the motion to approve the application, subject to an amendment to Condition 10 regarding the tree maintenance plan, in order to link it to policy, so that the trees are maintained for at least 5 years and until 20% tree cover is achieved.

Speaking on behalf of the applicant: Mr A Williams

It was proposed by Councillor N Marshall and seconded by Councillor D Johncock

Resolved: that the application be approved subject to amendment to Condition 10.

Following the conclusion of this item, Councillor I Hussain left the Chamber and took no further part in the meeting.

6 21/06803/FUL - Griffin House Preparatory School, Station Road, Little Kimble, Buckinghamshire. HP17 0XP

Construction of two storey extension with link to Griffin House School including demolition of existing building.

Members voted unanimously in favour of the motion to approve the application.

A statement from the Ward Councillor, Councillor C Harriss was read out by the Democratic Services Officer.

Speaking in objection: Mr D MacKinnon

Speaking on behalf of the applicant: Ms J Simm

It was proposed by Councillor N Marshall and seconded by Councillor M Turner.

Resolved: that the application be approved.

7 21/08547/VCDN - Silver Birches, Hawks Hill, Bourne End, Buckinghamshire, SL8 5JQ

Variation of condition 2 (plan numbers) attached to planning permission 21/06577/FUL (Demolition of existing dwelling and erection of replacement dwelling with parking and amenity space) to allow for alterations to approved design.

Members noted the error on front page of the report and noted that the recommendation should read "Application Permitted". Members then voted in favour of the motion to approve the application.

It was proposed by Councillor N Marshall and seconded by Councillor S Raja.

Resolved: that the application be approved.

8 22/05527/FUL - Car Park, Old Kiln Road, Flackwell Heath, Buckinghamshire

Redevelopment of existing car park comprising construction of 2 x pairs of 3-bed semi-detached houses and apartment block comprising 4 x 2-bed flats, landscaping and parking.

A motion was proposed and seconded to approve the application in accordance with the officer's recommendation. However, this motion was defeated when Members voted.

Following advice from Planning Officers, the proposed and seconded motion was put again to Members to vote. Members then voted in favour of the motion to approve the application in accordance with the officer's recommendation.

Speaking as Ward Councillor: Cllr D Johncock

Speaking on behalf of Chepping Wycombe Parish Council: Cllr A Barron

Speaking in objection: Mr S Carter

Speaking on behalf of the applicant: Mr P Higginbottom

It was proposed by Councillor N Marshall and seconded by Councillor S Raja.

Resolved: that the application be approved.

9 Date and Time of Next Meeting

Wednesday 21 June 2022 at 6.30pm.

10 Availability of Members Attending Site Visits (if required)

Resolved: that in the event it was necessary to arrange site visits on Tuesday 20 June 2022 in respect of the agenda for the meeting to be held on Wednesday 21 June 2022, the following Members be invited to attend:

Councillors: A Baughan, D Johncock, C Oliver and P Turner.



Report to West Area Planning Committee

Application Number:	22/05481/FUL
Proposal:	Householder application for construction of two storey rear extension, first floor front extension, roof extension and replacement, and raising of the eaves to create first floor living accommodation incorporating 5 dormer windows, fenestration changes and rendering of dwelling.
Site Location:	Hedgerows Studridge Lane Speen Buckinghamshire HP27 0SA
Applicant:	Ms K Rieger
Case Officer:	Peter Nixon
Ward(s) affected:	Ridgeway West
Parish-Town Council:	Lacey Green Parish Council
Date valid application received:	22nd February 2022
Statutory determination date:	19th April 2022

Recommendation

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 The application is for a series of extensions to a bungalow resulting in a remodelled two storey dwelling in the village of Speen.
- 1.2 Concerns from the Parish council over the scale of the development not being appropriate for the Green Belt have resulted in a request for the application to be called-in to committee.
- 1.3 Cllr Robert Carington called in the application following these concerns and objections from neighbours.
- 1.4 The application is considered to accord with adopted planning policy and is recommended for approval.

2.0 Description of Proposed Development

- 2.1 Permission is sought for the enlargement of a detached bungalow, which would involve a volume increase to the roof including a new gable end to the front replacing a smaller hip-roofed element. Five wall head dormers are proposed for the roof (2 to

the front and 3 to the rear) to allow for the use of the roof as habitable space for four bedrooms.

- 2.2 To the rear the main roof would be enlarged to replace previous single storey extensions and a conservatory, with the main roof becoming a pyramid form over the full building plate rationalising the highly articulated roof that is currently in place.
- 2.3 The resulting property would be considered a two story residential dwelling rather than a bungalow, with flank elevations being two storeys.
- 2.4 On elevation the building would be rendered in white, and alterations to the existing windows would occur, with new flank windows on the first floor, and bay windows to the front being replaced with flush windows and French doors. Patio doors are also introduced to the rear.
- 2.5 The property is within the Green Belt, The Chilterns AONB, with the south flank elevation visible from the Speen Conservation Area.
- 2.6 The application is accompanied by:
 - a) Proposed and existing elevations
 - b) Proposed floor plans
 - c) Ecology and trees checklist
 - d) CIL form
- 2.7 The application follows a previously withdrawn scheme, 21/07898/FUL, which involved the removal of the chimney and a higher ridge height. Following design concerns raised with the agent, plans were revised which were considered to depart enough from the original submission to warrant a new planning application.

3.0 Relevant Planning History

Reference	Development	Decision	Decision Date
93/06982/FUL	Single story front and side extensions	PER	21 February 1994
98/06125/FUL	Construction of conservatory to rear	PER	6 July 1998
21/07898/FUL	Householder application for construction of single storey rear extension, conversion of existing integral garage to habitable accommodation, insertion of 2 x dormer windows to front and 2 x dormer windows to rear (4 in total), 3 x rooflights to side elevations and external alterations	WDN	28 March 2022

4.0 Policy Considerations and Evaluation

Principle and Location of Development

DM30 (Chilterns Area of Outstanding Natural Beauty), DM43 (The Replacement or Extension of Dwellings in the Green Belt)

- 4.1 The property is within a washed over village in the Green Belt, and within the Chilterns AONB.
- 4.2 Extensions to dwellings within the Green Belt are addressed in Policy DM43 of the Local Plan. The principle of extensions to an existing dwelling are acceptable, providing that the constraints of the policy are adhered to.
- 4.3 Part c) of the policy allows for the resultant dwelling to not exceed the average volume of its two directly adjacent neighbours following development. As set out above, the property is considered to be within a ribbon of development and as such the policy applies.
- 4.4 In this instance, the original submission was measured overall to be 760m³. This was measured to be 55m² over the average volume of 705m³ and as such would have been unacceptable.
- 4.5 Amended plans were submitted in response, with a reduction of 0.8m to the rear projection, resulting in a reduction of 55m³ volume bringing the proposal in line with the average volume of the neighbours and in accordance with policy DM43.
- 4.6 The table below details this:

Dwelling volume	Volume (m3)
Kingford	630
Bramble	780
Average	705
Hedgerows (1st submission)	760
Hedgerows (revised)	705

- 4.7 Objections to the development refer to the property being incorrectly described as within a 'ribbon of development'. Representations from the Parish Council and neighbours suggest the property is within the hub of the village.
- 4.8 While ribbon layouts tend to be situated on highways outside historic cores of villages, historic map regression shows Studridge Lane to have been developed in the mid twentieth century by subdivision into individual equally sized plots for detached residential dwellings. This mode of development is typical of development ribbons, and as such for the purposes of determination, the property is considered to be in a ribbon of development.
- 4.9 Development within the Chilterns AONB is also acceptable in principle provided the design meets the standards set out in the Chilterns Building Design Guide SPD.
- 4.10 Representations referring to the loss of a bungalow in the housing mix of the village were made. This would not be a material consideration in this instance, as no adopted policy or planning instrument prevents the enlargement of a dwelling on this basis.

Transport matters and parking

WDLP DM33 (Managing Carbon Emissions, Transport and Energy Generation), Buckinghamshire County Parking Guidance SPD

- 4.11 The development would see an additional bedroom introduced to the property, resulting in a four-bedroom dwelling. In this location (Residential Zone B) 3 in-curtilage parking spaces are required, increasing from the current requirement for 2.
- 4.12 A single space would be available in the integrated garage. Adequate capacity for two further vehicles is available on the gravel driveway to the front of the house.

Raising the quality of place making and design

WDLP CP9 (Sense of Place), DM35 (Placemaking and Design Quality), Householder Planning and Design Guide SPD

- 4.13 The development would see a bungalow enlarged to a two storey cottage. Presently, the bungalow format is an aberration for the area, with surrounding dwellings being larger detached two storey properties. As such the enlargement would see Hedgerows reflect the dominant grain of the street, and as such is considered an enhancement.
- 4.14 The property is a distinctly mid-twentieth century design, reflected in the articulated roof to the front, and the lack of dormers on the dominant roof.
- 4.15 The introduction of a gable end to the front, and a series of dormers to both front and rear elevations is an enhancement to the character of the property, resulting in an appearance more congruous to the local character.
- 4.16 The loss of the front bay windows is also acceptable as a departure from a 20th century suburban aesthetic, to an earlier style of front elevation.
- 4.17 Some harm to character of the area would result from the use of render on elevation, which would contrast with the brick faced neighbouring houses. However examples of rendered properties can be found in the village (including the listed Chapel Cottage), and within this ribbon of development materials are varied.
- 4.18 The chimney is retained on plans, unlike in the previously withdrawn application, which benefits the proposal.
- 4.19 The brickwork detailing to the front, including the doorway arch and soldier bond lintels would be lost, which is somewhat harmful, however not to a level that would warrant refusal of planning permission.

Amenity of existing and future residents

WDLP DM36 (Extensions and Alterations to Existing Dwellings), Householder Planning and Design Guide SPD

- 4.20 An objection on the proximity to the boundary of the first floor enlargement has been made to the Council. The existing dwelling sits at the boundary with the neighbour to the north. The eaves at this boundary would increase from 2.6m to 3.9m; an increase of 1.3m. The overall ridge height of the dwelling would rise from 6.2m to 6.8m. While the height increase is notable, it is minimal for the purposes of adding an additional storey to a dwelling.
- 4.21 However, as the dwelling is positioned to the boundary, the impact to the neighbour would be accentuated. Householder design guidance suggests first floor extensions should remain at least 1m from the boundary. However, the enlargement in this

instance is not equivalent to a whole storey, being 1.3m at the eaves. As such the guidance should be applied in light of this.

- 4.22 A 2.6m stand-off distance exists between the flank elevations of the dwellings which is narrow, but not atypical of a residential development ribbon. The guidance is in place to avoid a terracing effect. Along with the adequate gap between houses, the roof pitch slopes away from the boundary, ensuring terracing would be avoided.
- 4.23 Furthermore, if a stepped in first floor was utilised to preserve a metre distance to the boundary, the design would be contrived and appear out of character with surrounding dwellings.
- 4.24 Light angles have been measured and following reductions to the rear projection, are fully compliant with guidance.
- 4.25 The enlarged flank elevations will introduce more massing to the shared boundary, however the crown roof mitigates against an overbearing affect.
- 4.26 New flank facing windows are introduced, and at first floor are shown as fixed shut and obscurely glazed. As these windows would serve a water closet and shower room, this is practicable, and avoids any impact to privacy.
- 4.27 The dormers to the rear have raised concerns over the impact to the neighbour's rear garden privacy. However, it is not unreasonable to have first floor neighbouring windows visible from a rear garden in a residential setting such as this. Furthermore, high hedging to the boundary can mitigate against this in part.
- 4.28 Representations voicing concerns over the impact to the vegetable patch to the rear have been made. The rear boundary would remain an average of 8.1m away from the rear building line, which would be adequate in preserving natural light, and have no greater impact than a high boundary treatment.
- 4.29 Concerns that the development would lead to sterilisation of the vegetable plot for future development were also made. The plot is already constrained, and the 1m increase to the rear building line would not further constrain the site to the extent that the possibility of development would be removed.

Landscape Issues

WDLP CP9 (Sense of Place), DM30 (Chilterns Area of Outstanding Natural Beauty), DM43 (The Replacement or Extension of Dwellings in the Green Belt), Chilterns Building Design Guide SPD.

- 4.30 The property is within the AONB and as such is expected to preserve and where possible enhance the special character of the Chilterns Landscape. The mid-twentieth century bungalow design does not reflect the traditional vernacular architecture of the Chilterns, and as such the remodelling to a more congruous two storey garden cottage would enhance the property's contribution to the landscape, and the roofscape of Speen.

Green networks and infrastructure

WDLP DM34 (Delivering Green Infrastructure and Biodiversity in Development)

- 4.31 Much of the enlargement would be within the established building plate. The rear would be enlarged slightly onto an area that is currently paved. However all development is expected to enhance biodiversity and green infrastructure.

- 4.32 It is recommended that if approved, a condition requiring an appropriate level of ecological enhancement is put in place. For development of this scale, and the nominal loss of garden space, the addition of two bird boxes or bird bricks would be suitable in meeting the requirements of policy DM34.

Historic environment (or Conservation Area or Listed Building Issues)

WDLP DM31 (Development Affecting the Historic Environment), Chilterns Building Design Guide SPD, Speen Conservation Area Appraisal

- 4.33 The property is within the 25m buffer zone of the Speen Conservation Area. The dwelling is visible from the conservation area, and forms part of the built form enclosing the public realm around Arch Way which is within the Conservation Area. As such the property is integral to the historic character and the impact on the conservation area is a material consideration.
- 4.34 Withdrawn plans showed the tall chimney being removed, however this is now retained, to the benefit of the conservation area.
- 4.35 The addition of a habitable 2nd storey aligns with the description of the dominant housing type referred to in the Conservation Area Management Plan (paragraph 17) and will enhance the traditional streetscape of the village
- 4.36 The rendered elevation would contrast with the brick facing found elsewhere in the vicinity. A half rendered elevation was considered however this was felt to be an even greater departure from local character.
- 4.37 The brick used at Hedgerows is a generic material and does not match the local brick material found elsewhere in Speen, which is referenced in the Conservation Area Management Plan as an important local building material. As such the loss of visible brick work is acceptable.
- 4.38 The bare roof slopes of Hedgerows currently appear incongruous with the vernacular design language of the village. As such the introduction of gable dormers of various sizes is considered an enhancement to the property's contribution to the conservation area.
- 4.39 An objection to the wall head dormers was made by a neighbour, citing the design to be out of character with the village. The asymmetry of the dormers was also noted.
- 4.40 Wall head dormers can be found throughout the village on properties of various ages and are an acceptable form of development. The asymmetry of dormer ordering to the rear is somewhat imbalanced, however design nuances such as this allow for a property to appear to have developed in a piecemeal fashion reflecting vernacular cottages in the village.
- 4.41 The Council's Conservation Officer has been consulted on the application and advises that, overall in heritage terms, the proposal would not harm the nearby heritage assets and is therefore acceptable. The proposal would also sit more comfortably in the street scene and the design complement the diverse architectural style found in Speen.

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.

6.0 Working with the applicant / agent

- 6.1 In accordance with paragraph 38 of the NPPF (2021) 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, concerns over the volume of the proposal being beyond a permissible limit were relayed to the agent. Volumes were calculated independently twice, with results corroborating.
- 6.4 In response the development proposal was reduced in volume to the rear, addressed the excess volume, and also mitigating against concerns from the neighbour over light angles.

7.0 Recommendation

The proposal is recommended for approval 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 20/0141-2 VN2, 20/0141-3 VN2, 20/0141-4 VN2, 20/0141-5 VN2; unless the Local Planning Authority otherwise first agrees in writing.
Reason: In the interest of proper planning and to ensure a satisfactory development of the site.
3. The materials to be used for the external surfaces, including walls, roofs, doors and windows shall be of the same colour, type and texture as those used in the existing building, unless the Local Planning Authority otherwise first agrees in writing.
Reason: To secure a satisfactory external appearance.

4. Notwithstanding any indication of materials which may have been given in the application, a schedule and/or samples of the render and paint 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.

5. All development is expected to result in a net increase in biodiversity and ecological features proportionate to the development proposed. In order to compensate for the loss of green infrastructure and increase biodiversity opportunities within the site 2 bird nesting boxes or nesting bricks shall be either integrated into an appropriate location within the building or located in an appropriate location for their use, prior to the development being brought into use. These shall thereafter be retained for the lifetime of the development.

Reason: To comply with the requirements of Policy DM34 of the adopted Wycombe District Local Plan (2019).

6. Notwithstanding any other details shown on the plans hereby approved, the window(s) and any other glazing to be inserted in the first floor south east elevation of the extension/dwelling shall, up to a minimum height of 1.7 metres above finished floor level, be fixed shut (without any opening mechanism) and glazed in obscure glass. The window(s) shall thereafter be retained as such.

Reason: In the interests of the amenity of neighbouring properties.

Informative

In accordance with paragraphs 38 and 39 of the NPPF, Buckinghamshire Council takes a positive and proactive approach to development proposals and is focused on seeking solutions where possible and appropriate. 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.

APPENDIX A: Consultation Responses and Representations

Councillor Comments

None

Parish Council Comments

Lacey Green Parish Council objects to the above application and writes in support of the objections raised by the occupants of the neighbouring properties, Mr & Mrs Podmore at Kingsford and Mr & Mrs Vale at Bramble Cottage.

The Planning Application wrongly states that Hedgerows is in a ribbon Development. In fact, Hedgerows is situated in Studridge Lane and is within the centre/hub of the village of Speen which lies within the Green Belt and AONB. Studridge Lane has a mixture of houses, cottages, bungalows of varying sizes, designs, and heights. The proposed development would have a detrimental effect on the street scene.

The proposed development will, by increasing the storey height from an attractive bungalow into a full-scale overbearing house on a very small plot (note the site boundary is only as outlined in red), constitute(s) over-development. Furthermore, it would increase the habitable area and volume of the building to well in excess of that permitted, as the property lies within the Green Belt.

The addition of a further storey to the existing bungalow will increase the height of the building and will cause overshadowing of neighbouring properties and will affect the right of light to windows on the south-east elevation of the neighbouring property, Kingsford.

In conclusion, Lacey Green Parish Council find this planning application totally unacceptable and would ask for the application to be called in and being refused.

Consultation Responses

Heritage Officer:

This proposal affects the setting of Speen Conservation Area and the setting of the nearby Grade II Elm Tree Cottage.

The existing property is a modern single storey bungalow and does not make any contribution to the nearby conservation area. The street scene is primarily two storey houses of modern development.

The elevations would be well balanced and harmonious improving the aesthetic of the house. The use of smooth white render over existing brick would ensure that the new elements of the proposal would blend with the existing walls. This would also match a number of houses in Studridge Lane that are either white painted render or white painted brick work.

Overall in heritage terms, the proposal would not harm the nearby heritage assets and are therefore acceptable. The proposal would also sit more comfortably in the street scene and the design complement the diverse architectural style found in Speen.

Representations

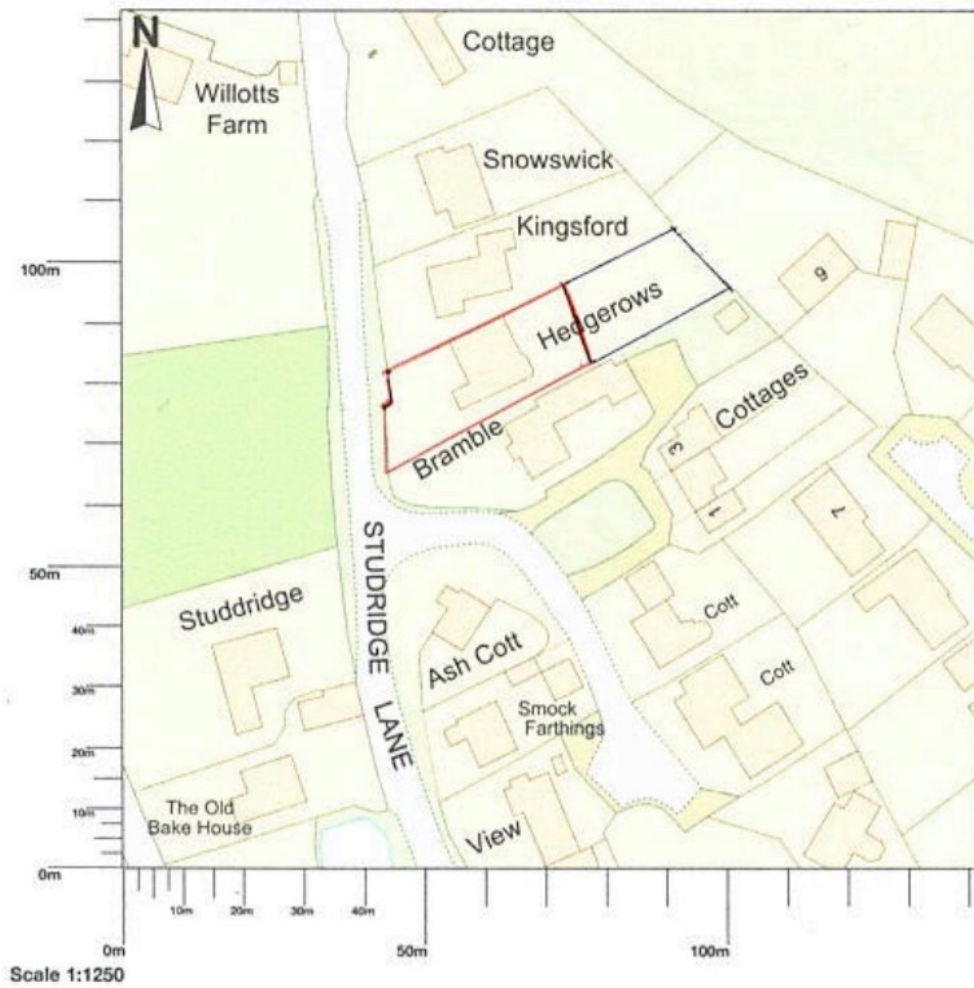
1 comment has been received supporting the proposal:

This property is an eyesore at present. Run down old cottage which needs complete renovation. Properties either side have had extensive remodelling which has added value. This will be a welcome addition to Speen. Also at present there is an issue with rodents which will be addressed with the new sewage plans.

4 comments have been received objecting to the proposal:

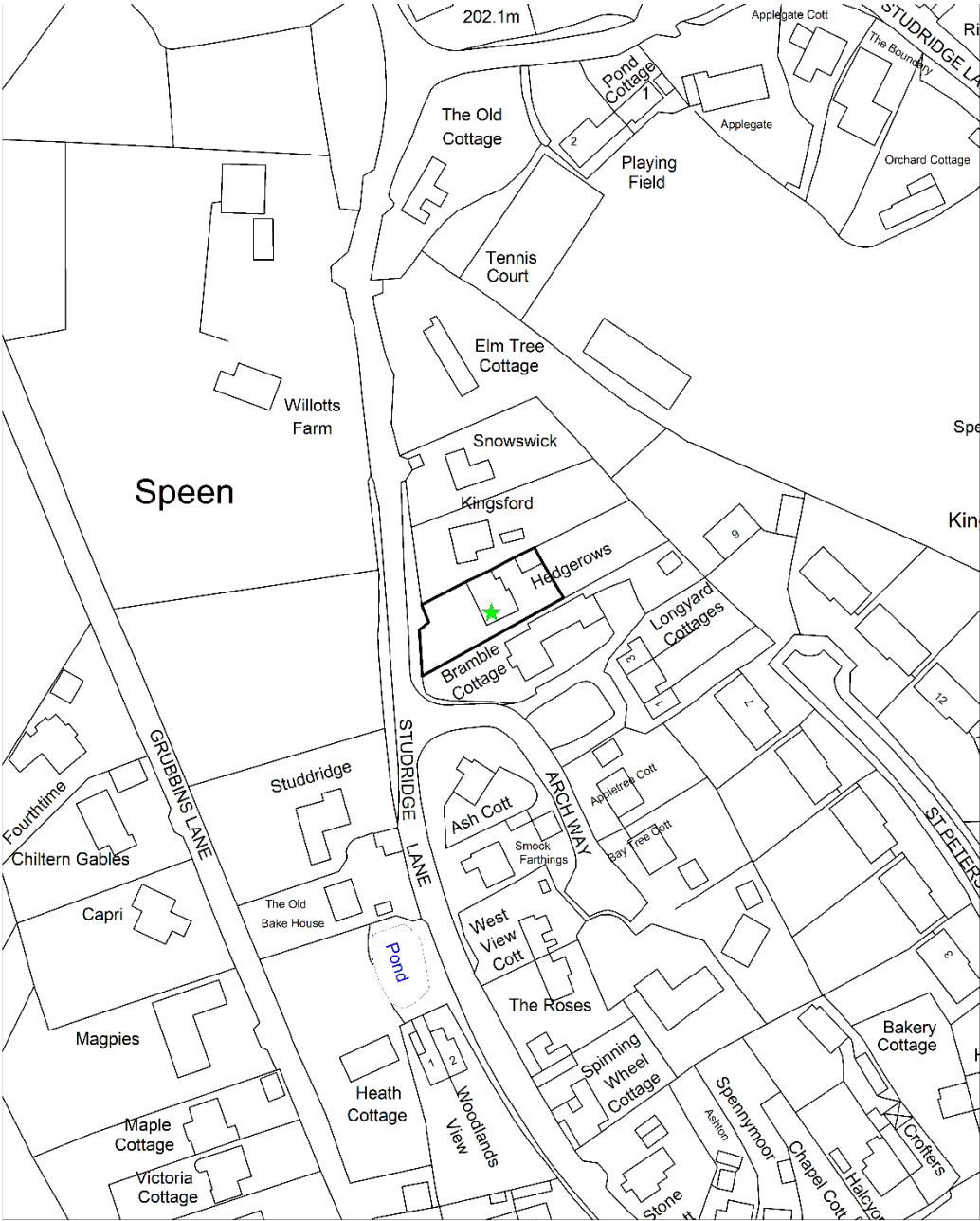
- Impact to privacy to rear and front gardens due to the introduction of dormers
- Loss of natural light
- Overbearing development
- Overdevelopment of the plot
- Impact to the openness of the Green Belt
- Sterilisation of a potential development site to the rear
- Development is tantamount to the creation of a new dwelling
- The ridge height is too high
- Loss of a bungalow
- Poor design that does not reflect the current dwelling
- Proximity of development to the boundary
- Not a subservient design

APPENDIX B: Site Location Plan



APPENDIX B: Site Location Plan

22/05481/FUL
Scale 1/1250



Planning Committee
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Ordnance Survey 100062456



Report to West Area Planning Committee

Application Number:	22/05761/FUL
Proposal:	Installation of replacement door at rear and replacement windows to first floor front elevation and associated access changes.
Site Location:	37 - 38 High Street High Wycombe Buckinghamshire HP11 2AG
Applicant:	Buckinghamshire Council
Case Officer:	Jackie Sabatini
Ward(s) affected:	Abbey
Parish-Town Council:	High Wycombe Town Unparished
Date valid application received:	30th May 2022
Statutory determination date:	25th July 2022
Recommendation	Application Permitted

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1. This proposal seeks planning permission for the installation of a replacement door and replacement windows to first floor front elevation and access changes.
- 1.2. The property is a commercial building located within a shopping area in the Town Centre Boundary in the High Wycombe Town Centre Conservation Area.
- 1.3. The property is situated within a sustainable location and will have no adverse effect upon highway safety.
- 1.4. The development is considered to be in accordance with the relevant Development Plan policies for the area and is therefore recommended for approval.
- 1.5. The application is accompanied by:
 - a) Plans
 - b) Design and Access Statement
 - c) Ecology Wildlife Checklist
 - d) Heritage Statement

2.0 Description of Proposed Development

- 2.1 In accordance with paragraph 38 of the NPPF 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 application was acceptable as submitted and no further assistance was required.

3.0 Relevant Planning History

3.1 Relevant Planning History

Reference	Development	Decision	Decision Date
08/05697/ADV	Display of 1 internally illuminated fascia sign and 1 double sided projecting hanging sign	PER	9 May 2008
12/07702/ADV	Display of 1 x internally illuminated fascia sign and 1 x externally illuminated hanging sign	PER	18 January 2013

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) DM34 (Delivering Green Infrastructure and Biodiversity in Development)
DSA: DM1 (Presumption in favour of sustainable development), DM6 (Mixed-use development)

- 4.1 The installation of a replacement door and replacement windows to first floor front elevation and associated changes is acceptable in principle, subject to compliance with the Local Plan and other material considerations being taken into account.

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 pedestrian access to the first floor will be taken from a service road at the rear of the site, which is privately maintained. The proposed development has been considered by the Highway Authority who has undertaken an assessment in terms of the expected impact on the highway network. The Highway Authority is satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway.

- 4.3 Mindful of the above, the Highway Authority raises no objections and in this instance no conditions to include on any planning consented.

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)
DSA: DM11 (Green networks and infrastructure)

- 4.4 The site comprises a building/unit located within the Town Centre Boundary, in the High Wycombe Town Centre Conservation Area. The proposal will restore the façade of the building and help to maintain the vitality and viability of the surrounding area; protecting and promoting town centre vitality and viability, with active street frontages.
- 4.5 The High Street is used, predominantly, for retail purposes and has a diverse array of shop frontages to include traditional and more contemporary design. The proposed changes are not untypical to the area and would not be harmful to the overall character and appearance of the area.
- 4.6 DM34 requires all development to protect and enhance both biodiversity and green infrastructure features and networks both on and off site for the lifetime of the development.
- 4.7 No assessment has been provided with this proposal so it falls to the Local Planning Authority to consider what would be proportionate for the development proposed.
- 4.8 In this case, given the location and scope of the proposal, enhancement is not considered proportionate.

Historic environment (or Conservation Area or Listed Building Issues)

Wycombe District Local Plan (August 2019): CP9 (Sense of place), CP11 (Historic Environment), DM20 (Matters to be determined in accordance with the NPPF), DM31 (Development Affecting the Historic Environment)

- 4.9 The subject property is post war development with a modern flat roof and does not add to the architectural interest of the town. The High Street contains a high percentage of listed buildings, many dating back to the 18th century, including one of the grandest buildings on the High Street No. 39. This property is located to the right of the application building and is a substantial Grade II* 18th century property. To the left of the property is a 1900 building, although not listed does add interest with its massive stacks and ornate chimney ties, with particular note of the grand stone entrance.
- 4.10 Conservation Areas are designated to preserve and enhance the special character of the area and historic or architectural quality of the buildings within them.
- 4.11 The Conservation and Listed Building Officer has raised no objection to this proposal. The details of this application comply with policy DM31 of the WLP and heritage advice in the NPPF.

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

6.0 Recommendation - 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 3880- 01F 3880-06, 3880-04E, BC1 ; 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, shall be of those contained in the approved application, unless the Local Planning Authority otherwise first agrees in writing.
Reason: To secure a satisfactory external appearance.

Informative(s)

In accordance with paragraph 38 of the NPPF2 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.

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

APPENDIX A: Consultation Responses and Representations

Councillor Comments

No comments received

Parish/Town Council Comments

High Wycombe Town Unparished

Consultation Responses

Conservation and Listed Buildings Officer

Comments: The application complies with Policy DM31 of the WLP and advice in the NPPF.

Information Considered: Drawings: Site Location plan Existing Plans & Elevations Proposed First Floor Plans Proposed Elevations Design & Access Statement Heritage Statement Heritage assets: Designated heritage asset - High Wycombe Conservation Area. Designated heritage asset setting of listed buildings:

- 39 High Street, High Wycombe listed building grade II*
- Red Lion Hotel, High Wycombe - listed building grade II
- Three Tuns Public House - listed building grade II

Relevant Planning History: 22/05431/ADV - 18th March 2022 - external and internal illuminated signs, including neon sign on the first floor – withdrawn

Comment: Significance This heritage assessment is the impact on the special historic and architectural interest of the designated heritage assets of the listed building and other listed buildings within the vicinity, along in being in High Wycombe Conservation Area.

Discussion The application seeks approval for:

Replacing the existing steel framed single glazed window on the front elevation at first floor level, overlooking the High Street, with aluminium framed double glazed windows, with six alternately fixed and horizontally sliding sashes. It is intended that the aluminium frames will be finished in dark grey - anthracite or similar.

Replacing the existing rear elevation double leaf timber goods doors with glazed aluminium frame and doors, finished in dark grey

Installing a new set of steps to provide pedestrian access from ground level goods vehicle space to external platform level

Installation of a platform to provided access for disabled visitors access, also from the ground level goods vehicle space to external platform level

Removal of the existing roller shutter enclosing the goods loading area

The subject property is post war development with a modern flat roof and does not add to the architectural interest of the town. The High Street contains a high percentage of listed buildings, many dating back to the 18th century, including one of the grandest buildings on the High Street No. 39. This property is located to the right of the application building and is a substantial Grade II* 18th century property. To the left of the property is a 1900 building, although not listed does

add interest with its massive stacks and ornate chimney ties, with particular note of the grand stone entrance.

Conservation Areas are designated to preserve and enhance the special character of the area and historic or architectural quality of the buildings within them.

Frontage: The proposed first floor window will be change from the fixed glazing as existing, to 3 pairs of alternately fixed and opening horizontal sliding sashes. The proposed window will be made from aluminium, finished in dark grey. Large areas of plate glass are out of scale and character in the conservation area. The aluminium would be acceptable as it is not bright aluminium. The smaller more numerous windows would be in keeping with the solid to void ratio of the High Street. The current windows and layout do not contribute to the overall significance of the listed buildings.

The proposal would enhance and preserve the character and appearance of the Conservation Area No details have been provided on signage, since application 22/05431/ADV was withdrawn. Reference should be made to the Design Guidance

Rear The proposal wants to install new steps and will be cast in-situ concrete, with associated handrails will be unpainted galvanised steel. A new door to the rear to be installed, replacing the existing rear elevation double leaf timber goods doors with glazed aluminium frame and doors, finished in dark grey. Installation of a platform to provided access for disabled visitors access, also from the ground level goods vehicle space to external platform level. Along with the removal of the existing roller shutter enclosing the goods loading area.

The replacement rear doors and installation of a platform would not impact on the setting of the Listed buildings and enhance and preserve the character of the Conservation Area. Heritage Policy Assessment Wycombe District Local Plan 2019Policy DM31 - The proposal does conserve and, where possible, enhances the Historic Environment. Great weight will be given to the conservation of a designated asset's significance, its setting, and other character features or positive elements of special interest.

The Planning (Listed Building and Conservation Areas) Act 1990The proposals would preserve the architectural and historic interest of the listed buildings and therefore complies with sections 66 of the Act. The proposals would preserve the character and appearance of the conservation area and therefore complies with section 72 of the Act. NPPF The proposal would cause no harm to the significance of the heritage asset and satisfy the planning guidance in paras 193-197 of the NPPF, whereby the conservation of the heritage asset is the foremost consideration in determining applications and informing planning decisions.

Highways Authority

Comments: This application proposes a replacement door at rear and replacement windows to first floor front elevation.

I note the pedestrian access to the first floor will be taken from a service road at the rear of the site, which is privately maintained. The proposed development has been considered by the Highway Authority who has undertaken an assessment in terms of the expected impact on the highway network. The Highway Authority is satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway.

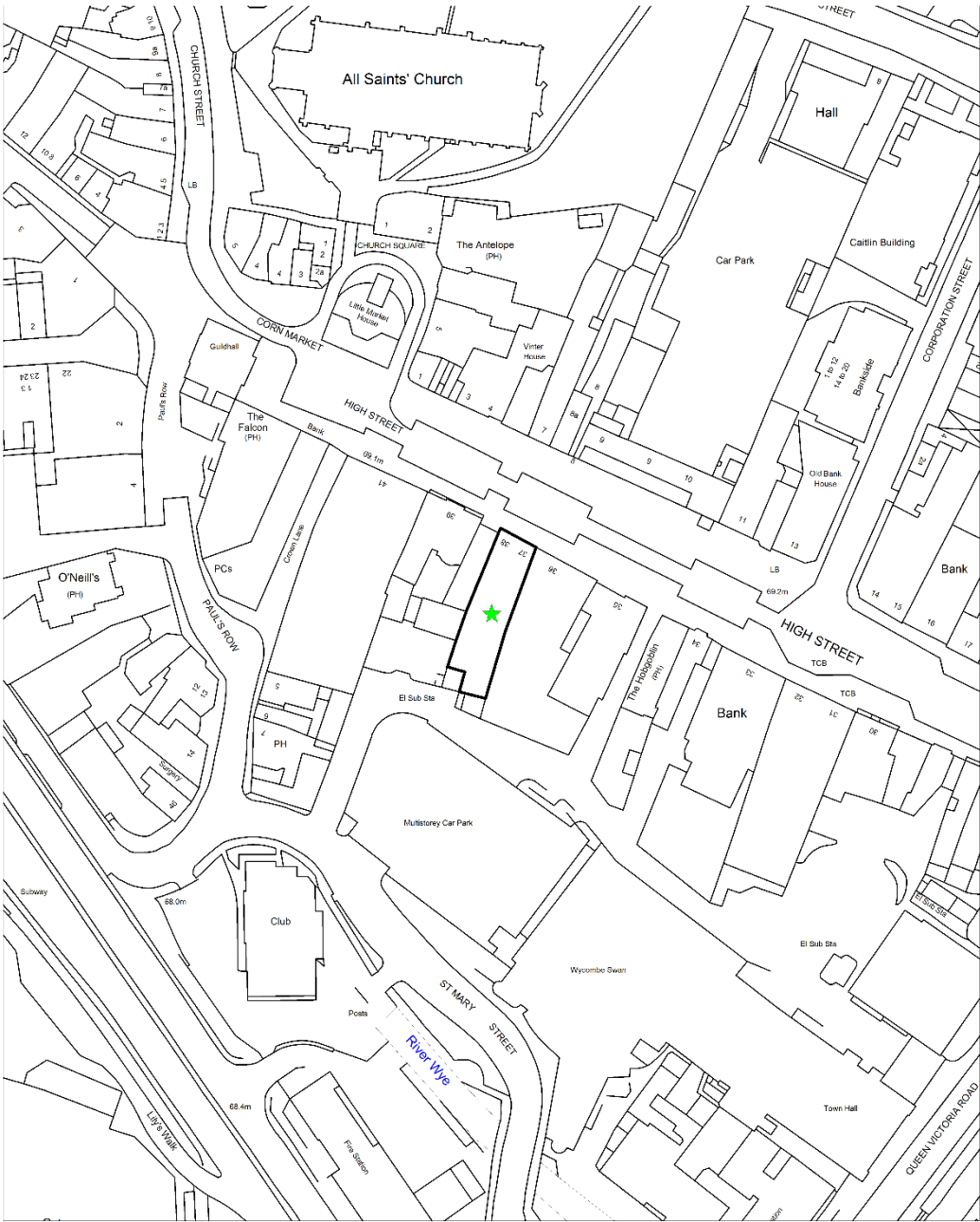
Mindful of the above, the Highway Authority raises no objections and in this instance no conditions to include on any planning consent that you may grant.

Representations

None received

APPENDIX B: Site Location Plan

22/05761/FUL
Scale 1/1250



Planning Committee
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Ordnance Survey 100062456



Report to West Area Planning Committee

Application Number:	22/06088/FUL
Proposal:	Erection of 1 x 4 bed dwellinghouse, detached double garage and ancillary works following demolition of garaging
Site Location:	Garage Site Deanfield Close Marlow Buckinghamshire
Applicant:	Red Kite Community Housing
Case Officer:	Heather Smith
Ward(s) affected:	Marlow
Parish-Town Council:	Marlow Town Council
Date valid application received:	3rd May 2022
Statutory determination date:	28th June 2022
Recommendation	Application Permitted

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 Full planning permission is sought for the erection of 1 x 4 bed dwellinghouse, detached double garage and ancillary works following demolition of garaging at the existing garage site, Deanfield Close, Marlow.
- 1.2 This proposal will have no adverse effect upon the character of the surrounding area, the amenities of existing or future residents, highway safety, flooding, or the environment.
- 1.3 This application has been referred to the Planning Committee at the request of Marlow Town Council, due to the loss of parking.
- 1.4 Recommendation – approval.

2.0 Description of Proposed Development

- 2.1 The application site comprises an existing garage court of garages, the top end of Deanfield Close.
- 2.2 Following the recent closure of the garages, the applicant now seeks full planning permission for their demolition and the erection of a two storey detached dwelling with a detached garage structure in their place.

- 2.3 The submitted plans show that the proposed dwelling would be sited in the eastern section of the site, and would be sited on a similar building line as No 32 Deanfield Close.
- 2.4 The proposed dwelling would be two storeys, rectangular in shape and erected with a hipped roof. The submitted plans indicate that the dwelling would comprise an open plan kitchen/diner, with a separate living room and WC on the ground floor. The first floor would comprise four bedrooms, (one with en-suite facilities) and a family bathroom.
- 2.5 Vehicular access to the proposed residential plot would be via Deanfield Close. A detached double garage structure is proposed in the western section of the site. This structure is shown to be single storey with a dual pitched roof.
- 2.6 Full details of materials have not been provided at this stage, but it is indicated that these would be brick and tile.
- 2.7 The application is accompanied by:
 - a) Cover letter
 - b) Design and Access Statement
 - c) Arboricultural Impact Assessment
 - d) Tree Protection Details
 - e) Drainage Strategy Report
 - f) Ecological Impact Assessment

3.0 Relevant Planning History

- 3.1 M/141/71 Erection of garages and parking bays at Deanfield Close. Permitted 1971

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 t relevant policies & SPD

- 3.2 The application site is a parcel of previously developed land situated within the Marlow Settlement Area – a Tier 2 Settlement. The redevelopment of this site for residential purposes is acceptable, in principle.

Affordable Housing and Housing Mix

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

Planning Obligations Supplementary Planning Document (POSPD)

- 3.3 The proposed development falls below the threshold for an affordable housing contribution in this area.

Transport matters and parking

Wycombe District Local Plan (August 2019): CP7 (Delivering the infrastructure to support growth), DM33 (Managing Carbon Emissions, Transport and Energy Generation)

Buckinghamshire Countywide Parking Guidance (BCPG)

- 3.4 Deanfield Close is an unclassified, residential cul-de-sac subject to a speed restriction of 30mph, parking and waiting restrictions are not present within the vicinity of the site. The road benefits from pedestrian footways, as well as street lighting.

- 3.5 When considering trip generation, there are no residential garage courts in the TRICS database; however, for the purpose of this assessment, the daily trip rate of each garage is deemed to be half the residential trip rate. Based on this assumption, the Highways Officer would expect the proposed development to result in a reduction in vehicular movements when compared with that of the historical/lawful use of the site.
- 3.6 As this development leads to a reduction in vehicular movements from the site, the Highway Authority would have no objections to the access arrangements as the proposed development would be considered an improvement compared to the current use. Nonetheless, the access point onto the public highway serving the development will be assessed in order to determine its suitability to accommodate the additional vehicular movements.
- 3.7 In accordance with guidance contained within *Manual for Streets*, visibility splays of 2.4m x 43m are required in both directions commensurate with a speed limit of 30mph. Having reviewed the submitted plans, the Highways Officer is satisfied that sufficient visibility splays onto Deanfield Close can be achieved within the publicly maintained highway.
- 3.8 The Highway Authority requests that gates be set back a minimum of 5m from the carriageway edge, to allow vehicles to draw clear of the public highway whilst gates are opening and closing. It is noted from the submitted plans this distance has not been met. However, in consideration of the residential, unclassified nature of Deanfield Close, the Highways Officer is satisfied that the waiting of vehicles on the highway whilst gates are opening or closing would not result in a detrimental impact to highway safety.
- 3.9 The applicant has submitted information in regard to the current use of the garages. It is stated that the garages are empty and not in use. Furthermore, it is common for the internal dimensions of garages to fall below current standards and it is acknowledged that they would be more likely used for storage. Therefore, it is accepted that the loss of garages would be unlikely to result in a loss of parking and displace vehicles onto the adjacent highway.
- 3.10 In accordance with the Buckinghamshire Countywide Parking Guidance policy document, the proposed dwelling, which is situated in Residential Zone B, will require 3(no) parking spaces. Having assessed the submitted plans, the Highways Officer is satisfied that the garage, as well as the level of hardstanding provided is sufficient to provide the optimum level of parking needed for the development.
- 3.11 Proposals for residential development generally need to be well connected to non-car modes of travel in order to meet the overarching sustainable development principles set out in the National Planning Policy Framework. The development site is located less than 200m walking distance from a bus stop on Marlow Road providing regular services to High Wycombe. In addition, schools are located within 2km of the site, which is considered by the Institution of Highways and Transportation (IHT) Guidelines to be the maximum 'acceptable' walking distance for pedestrians without mobility impairments.
- 3.12 In light of the above, there are no supportable highway objections to this proposal, subject to a planning condition requiring the provision and retention of parking for the proposed dwelling.

Raising the quality of place making and design

Wycombe District Local Plan (August 2019): CP9 (Sense of place), DM32 (Landscape character and Settlement Patterns), DM35 (Placemaking and Design Quality)

Housing Intensification SPD

Adopted Residential Design Guidance

- 3.13 Deanfield Close is characterised by a close knit ribbon of existing dwellings which line both sides of this narrow residential close. On the south western side of the road, the dwellings are predominantly two storey, with space at the side of on the frontage for off street parking. By contrast, dwelling on the north eastern side are predominately single storey with no off street parking provision.
- 3.14 The removal of existing garage court and its replacement with a single dwelling will improve the visual appearance of the application site. The new dwelling itself has been designed to reflect the style and appearance of other two storey dwellings in the Close. Although the new structure will be sited adjacent to the single storey row of dwellings, it is considered that there is sufficient separation between the existing and proposed dwellings for a compatible form of development to be achieved.
- 3.15 The proposed layout of the application site is considered to be acceptable in the existing street scene and the proposed use of brick and tile as building materials is also compatible with adjacent dwellings. However, as these details have not been specified in detail, a planning condition should be imposed requiring their prior submission and approval.
- 3.16 The application site does contain a large mature Cherry Tree which makes a significant contribution to public amenity in the surrounding area. Its loss would be significantly detrimental to the character of the wider area and the street scene.
- 3.17 However, the applicant has submitted arboricultural details, together with tree protection measures which demonstrate that the tree will not be harmed and will be protected satisfactorily during the construction process.
- 3.18 The Council's Arboricultural officer has reviewed the details of this application and is satisfied that sufficient protection measures have been demonstrated. However, a planning condition should be imposed requiring that the development shall only take place in strict accordance with the submitted Arboricultural Report and Tree protection details.

Amenity of existing and future residents

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

Adopted Residential Design Guidance

- 3.19 This proposal will provide a good standard of accommodation for future residents, with sufficient provision of private amenity space, outlook and room sizes.
- 3.20 With regard to the amenities of adjacent residents, this proposal will have no adverse effect. No 32 is the closest dwelling to the proposal site and lies directly to the south east of the new structure. Although, No 32 is a single storey dwelling, it is considered that there is sufficient space between the existing and proposed structures for no loss of light or outlook to result.

- 3.21 The submitted plans show that there would be no windows in the side elevation of the new dwelling which face onto No. 32 and there are no windows or balcony features which would overlook other adjacent properties.
- 3.22 However, given that the application site is situated at a slightly higher level than adjacent properties it is considered appropriate to impose a planning condition requiring that there should be no raising of ground levels across the site, in order to safeguard the amenities of adjacent residents.

Environmental issues

Wycombe District Local Plan (August 2019): DM20 (Matters to be determined in accordance with the NPPF).

- 3.23 In accordance with the Council's air quality SPD, one electric vehicle charging point with a minimum rating of 32 amps must be provided prior to the occupation of the development. This can be secured by means of a condition.

Flooding and drainage

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

- 3.24 The application site is situated within Flood Risk Zone 1, in an area with no known ground or surface water issues and no watercourse crosses the site.
- 3.25 The applicant has submitted surface water drainage strategy for the proposed development which demonstrates that a practical and sufficient scheme can be achieved on this site.
- 3.26 In light of the above, it is considered that this proposal is not at risk from flooding and will not increase the risk of flooding elsewhere. However, a planning condition should be imposed which requires the development to be undertaken in accordance with the submitted drainage strategy.

Ecology

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

- 3.27 The applicant has submitted a Preliminary Ecological appraisal in support of this application. The submitted details demonstrate that this development will not harm the ecology of the area or any protected species. The report also provides details as to how biodiversity can be enhanced on the site.
- 3.28 The Council's Ecologist has reviewed these details and has raised no objection. However, it is considered necessary to impose a planning condition requiring the development to be undertaken in accordance with the submitted details; that the proposed hedges be of a mixed native variety and that two integrated bird boxes be installed with a northerly orientation.

Building sustainability

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

- 3.29 It is considered necessary to condition water efficiency in accordance with Policy DM41

Infrastructure and Developer Contributions

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

DSA: DM19 (Infrastructure and delivery)

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

4.0 Weighing and balancing of issues / Overall Assessment

- 4.1 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.
- 4.2 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
- 4.3 As set out above it is considered that the proposed development would accord with the development plan policies.
- 4.4 The Human Rights Act 1998 Article 1 the protection of property and the peaceful enjoyment of possessions and Article 8 the right to respect for private and family life, have been taken into account in considering any impact of the development on residential amenity and the measures to avoid and mitigate impacts. It is not considered that the development would infringe these rights.

5.0 Working with the applicant / agent

- 5.1 In accordance with paragraph 38 of the NPPF 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.
- 5.2 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.
 - In this instance was provided with pre-application advice. The application was acceptable as submitted and no further assistance was required. However, the application was referred to the Planning Committee for determination at the request of the Town Council.

6.0 Recommendation

- 6.1 Grant planning permission subject to the following conditions
 - 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
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 1400-P04; 1401-P02; 1403-P01; 1500-P04; 1501-P02; 1503; 1676-01B; 1676-02; BC1 and H0120-DFC-T; 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 Unless otherwise first agreed in writing by the Local Planning Authority there shall be no building-up or increase of the existing ground levels on the site
Reason: To ensure that the proposal is constructed at an acceptable level with regards to the surrounding area.

- 6 The scheme for parking, garaging 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 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
 - * Additional planting to maximise tree canopy cover on the site
 - * Native trees to reflect the rural context of the site
 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.

- 8 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.
- 9 The development, hereby permitted shall be undertaken in strict accordance with the submitted Arboricultural Impact Assessment, by SJ Stephens Associates, dated 12th April 2022 and the Tree Protection Plan 1676-02, unless otherwise agreed in writing by the Local Planning Authority.
Reason: In order to ensure that existing trees and hedges on site are protected and retained, in the interests of visual amenity and the biodiversity opportunities on the site.
- 10 The development, hereby permitted, shall be implemented in accordance with mitigation, enhancements and monitoring presented in Sections 4 and 5 of the Ecological Impact Assessment - Enzygo Environmental Consultants, submitted with the application. Any variation to the agreed plan shall be agreed in writing with the local planning authority before such change is made. In addition to the points outlined in the Ecological Impact Assessment the new hedges should be a mix of native species and at least two integrated bird boxes should be installed in the new dwelling positioned with a northerly orientation.
Reason: In order to ensure that there is a net gain in biodiversity in accordance with Policy DM34 of the adopted Wycombe District Local Plan (2019).
- 11 Prior to the first occupation of the dwelling, hereby permitted, electric car charging point, with a minimum rating of 32amp, shall be installed at a point adjacent to the approved car parking area. Thereafter, the electric car charging point shall be retained for the lifetime of the development.
Reason: In order to comply with the air quality SPD and, to reduce the carbon emissions and the impact on the health of Nitrogen Dioxide emissions from the development.
- 12 The development, hereby approved shall be undertaken in strict accordance with the details specified in the submitted Drainage Strategy Report, by SOLID Structure and Infrastructure, dated 4th April 2022, unless otherwise agreed in writing by the Local Planning Authority.
Reason: In order to ensure that a sustainable drainage strategy is implemented in accordance with the requirements of Policy DM39 of the adopted Wycombe District Local Plan and Section 14 of the National Planning Policy Framework 2021
- 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.

APPENDIX A: Consultation Responses and Representations

Councillor Comments

None received

Parish/Town Council Comments

Marlow Town Council

Comments: Due to the loss of parking facilities we request that this be heard at the next West Buckinghamshire Area Planning Committee.

Consultation Responses

Highway Authority:

Comments: No objection subject to conditions regarding parking.

Environmental Health:

Comments: no objection raised subject to provision of electric car charging points.

Arboricultural Officer

Comments: The development shall take place in accordance with the Arboricultural Method Statement (AMS) and Tree Protection Plan submitted as part of the planning application, and any permitted works within the Construction Exclusion Zone and other works which are specified in the AMS will take place under the supervision of a retained arboricultural specialist.

Reason: To ensure that the retained trees, shrubs and hedgerows are not damaged during the construction process and in the long term interests of local amenity value.

Ecology Officer

Comments: The application is supported by the following documents:

- o Ecological Impact Assessment - Enzygo Environmental Consultants, 29/03/2022

The assessment of the impacts on protected species and habitats are considered to be appropriate.

The planning approval is subject to the following conditions:

The development shall be implemented in accordance with mitigation, enhancements and monitoring presented in Sections 4 and 5 of the above document. Any variation to the agreed plan shall be agreed in writing with the local planning authority before such change is made. The condition will be considered discharged following a written statement from the ecologist acting for the developer testifying to the plan having been implemented correctly.

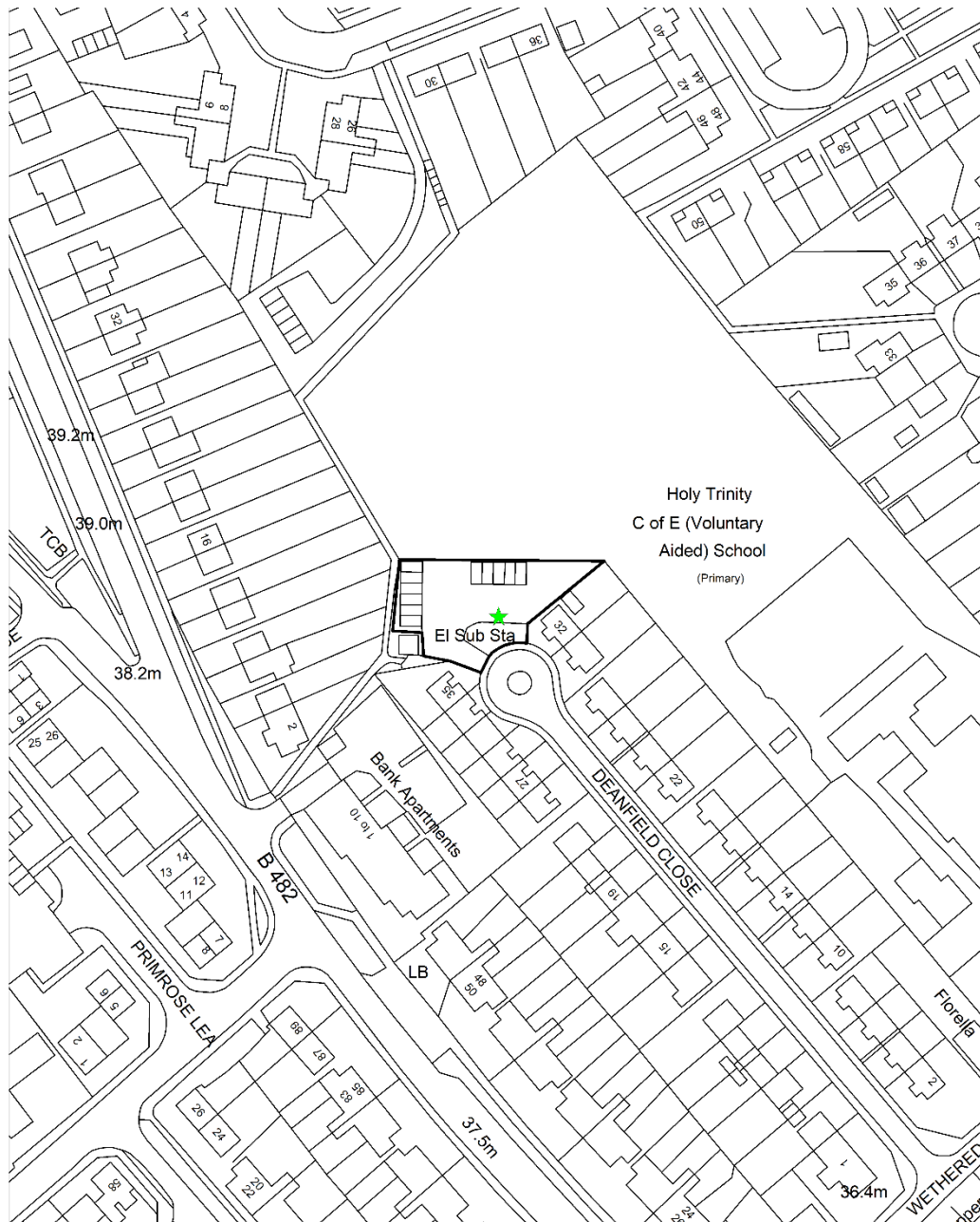
In addition to the points outlined in the Ecological Impact Assessment the new hedges should be a mix of native species and at least two integrated bird boxes should be installed in the new dwelling positioned with a northerly orientation.

Representations

One letter of representation has been received from a neighbouring resident. The letter states that the proposed development would improve the character of the area, but concern is raised that the people living at the end of the road may have nowhere to park.

APPENDIX B: Site Location Plan

22/06088/FUL
Scale 1/1250



Planning Committee
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