



West Buckinghamshire Area Planning Committee agenda

Date: Wednesday 15 March 2023

Time: 6.30 pm

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

Membership:

A Alam, M Ayub, I Hussain, D Johncock, N Marshall (Chairman), C Oliver, S Raja, N Rana, 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	
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2	Declarations of Interest	
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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 Meeting	3 - 6
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To note the minutes of the meeting held on 15 February 2023.

Planning Applications

4	22/07576/VCDN - West Site Former Compair Works, Bellfield Road, High Wycombe, Buckinghamshire	7 - 18
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5	22/07970/FUL - 70 Hazlemere Road, Penn, Buckinghamshire, HP10 8AG	19 - 34
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6	22/08177/FUL - Stuart Lodge, Stuart Road, High Wycombe, Buckinghamshire, HP13 6AG	35 - 48
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7	Date and Time of Next Meeting	
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Wednesday 12 April 2023 at 6.30pm

8	Availability of Members Attending Site Visits (if required)	
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To confirm members' availability to undertake site visits on Tuesday 11 April 2023 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 15 February 2023 in High Wycombe Council Chamber, Queen Victoria Road, High Wycombe, HP11 1BB, commencing at 6.30 pm and concluding at 8.15 pm.

Members present

A Alam, M Ayub, I Hussain, D Johncock, N Marshall, S Raja, M Turner, P Turner and S Wilson

Others in attendance

K Asif, T Coppock, M Hardy, L Hornby, R Martin and J Sabatini

Apologies

C Oliver, N Rana and K Wood

Agenda Item

1 **Declarations of Interest**

Councillor A Alam: Planning Application 22/05263/FUL – declared an interest due to the application site being in his ward but that he would not speak as ward councillor, that he had an open mind and would listen to the debate before reaching a decision.

Councillor D Johncock: Planning Application 21/08191/FUL – declared an interest due to the application site being in his ward but that he would not speak as ward councillor, that he had an open mind and would listen to the debate before reaching a decision.

Councillor M Turner: Planning Application 22/05263/FUL – declared an interest due to the application site being in his ward but that he would not speak as ward councillor, that he had an open mind and would listen to the debate before reaching a decision.

Councillor S Wilson: Planning Application 21/08191/FUL – declared an interest in the application due to one of the objectors having worked on his election campaign. He declared that he would leave the Chamber for the duration of the debate and voting on the application.

Councillor S Wilson: Planning Application 22/05263/FUL – declared an interest in the application due to one of the supporters being historically known to him although contact had not occurred for some years. Councillor Wilson declared that that he had an open mind and would listen to the debate before reaching a decision.

2 Minutes of the Last Meeting

The Minutes of the meeting held on 25 January 2023 were agreed as an accurate record.

3 21/08191/FUL - The Cottage, Marlow Road, Bourne End, Buckinghamshire, SL8 5PL
Construction of 1 x 4-bed residential dwelling with associated access, parking and hard/soft landscaping. Construction of two storey detached outbuilding consisting of 2 x parking spaces, workshop and storage to first floor and associated works.

This application was the subject of a site visit.

Members noted the Update.

Members voted in favour of the motion that they were minded to grant permission, subject to the completion of a planning obligation to secure a financial contribution in respect of Burnham Beeches SAC or the Little Marlow Country Park, which was a change requested by the Committee from the recommendation of Burnham Beeches SAC.

Speaking as Ward Councillor: Cllr D Watson

Speaking in objection: Mr M Prager

Speaking on behalf of the applicant: Ms A Peacock

It was proposed by Councillor N Marshall and seconded by Councillor I Hussain

Resolved: that the application be minded to grant permission, subject to the completion of a planning obligation.

4 22/05263/FUL - 2 Sycamore Cottages, Church Road, Land End, Buckinghamshire, HP14 3HL

Householder application for construction of ancillary residential outbuilding, including external alterations (retrospective).

This application was the subject of a site visit.

Members noted the Update.

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

Speaking as Ward Councillor: Councillor D Barnes

A statement on behalf of Lane End Parish Council was read out by the Committee Clerk.

Speaking in objection: Mr P Statham
Speaking in support: Mrs L Sheffield
Speaking as the applicant: Mrs R Ansell

It was proposed by Councillor D Johncock and seconded by Councillor A Alam.

Resolved: that the application be permitted.

5 Date and Time of Next Meeting

Wednesday 15 March 2023 at 6.30pm.

6 Availability of Members Attending Site Visits (if required)

Resolved: that in the event it was necessary to arrange site visits on Tuesday 14 March 2023 in respect of the agenda for the meeting to be held on Wednesday 15 March 2023, the following members be invited to attend:

Councillors: D Johncock, N Marshall, P Turner and S Wilson.

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Report to West Area Planning Committee

Application Number:	22/07576/VCDN
Proposal:	Variation of condition 2 (plan numbers) attached to 18/05323/R9FUL (Erection of 12 business units with associated parking provision) to allow for substitution of site layout and elevation drawings to reflect the development as-built
Site Location:	West Site Former Compair Works Bellfield Road High Wycombe Buckinghamshire
Applicant:	Buckinghamshire Council
Case Officer:	Chris Steuart
Ward(s) affected:	Downley
Parish-Town Council:	High Wycombe Town Unparished
Date valid application received:	23.09.2022
Statutory determination date:	23.12.2022
Recommendation	Permit

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1. This application is made under S73 of the Town and Country Planning Act 1990 (as amended) to vary the condition specifying the approved drawings. A number of changes to those drawing, as detailed in the report, have been made during the course of construction.
- 1.2. The application represents a series of small amendments to the original detailed planning permission. It is considered to be acceptable and is recommended for approval. The application is being reported to committee because the applicant is the Council.

2.0 Description of Proposed Development

- 2.1 This application is made under S73 to vary condition 2 specifying the approved plan numbers for the approved development. Permission was granted in 2019 (ref. 18/05323/R9FUL) for the Erection of 12 business units with associated parking provision.
- 2.2 Condition 2 states:

2 The development hereby permitted shall be built in accordance with the details contained in the planning application hereby approved and plan numbers:

- a) 18010-P-015B - Site Plan.
- b) 18010-P-011E - Proposed Ground Floor Plan
- c) 18010-P-013 - Proposed Elevations and Sections Auto Units.
- d) 18010-P-012 - Proposed Elevations and Sections Maker Units.

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.

2.3 The applicant seeks to change this to:

2 The development hereby permitted shall be built in accordance with the details contained in the planning application hereby approved and plan numbers:

- 18010-C-002-U As built site plan
- 18010-C-130-C As built elevations
- 18010-C-131-A As built elevations

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.

2.4 There are a number of changes to the approved drawings to be considered. These include:

(a) Changes to the site and parking layouts.

The siting of the footprint of the units (numbered 1 – 10) has moved approximately 3m south.

Eight car parking spaces originally planned at the south have been moved to the north.

An electricity cabinet has been placed close to the site entrance and the approved bin store in that location has been relocated.

The amount of car parking is as approved but 2 van spaces have been omitted.

(b) Floor plan and building footprint

The buildings have been handed. The approved plan showed the container part of each unit being to the right (north) of the associated framed workspace part. They were constructed the other way around, i.e. with the containers to the south of the workspaces. The east elevation becomes the west elevation.

Internally the position of the toilets swaps from right to left.

(c) Revised unit entrance door arrangement.

All the units have been fitted with a vehicle door and the pedestrian door alongside it. The approved details identified two elevation options and the built scheme complies with one but the other option has not been taken up.

The two auto units, 11 and 12, have been built with the vehicle door opening size 300mm taller than approved.

(d) Front elevation planter boxes

The approved layout plan showed planter boxes across the face of each unit. The addition of a separate pedestrian door has meant the intended space for the planters has been lost. The planter boxes have therefore been rotated to be perpendicular to the face of the building rather than parallel to it.

(e) Services Corridor.

The services corridor between units 1-5 and 6-10 was approved to be 600mm wide but has been widened to 1200mm.

The air conditioning units have been able to be located lower down within the service corridor due to its extra width.

2.5 It was considered that the combined effect of these changes required a s73 procedure to be followed rather than the s96A non material amendment procedure.

2.6 This application is made under Section 73 of the Planning Act. Although often referred to as an application to vary or remove a condition an application under this section of the Act actually has no effect on the original permission; it is not an amendment to the earlier permission. It is a separate freestanding permission that the applicant is entitled to implement or ignore. In this case the development has been constructed so it enables the constructed development to receive planning permission. This application must be capable of being implemented in its own right and therefore all appropriate conditions and obligations must be imposed.

2.7 The merits of the condition(s) must be assessed against an up to date development plan. As any permission granted would in effect be a free standing planning permission all conditions to which the planning permission should adhere must be reattached. Section 73 of the Town and Country Planning Act 1990 (as amended) states:

Determination of applications to develop land without compliance with conditions previously attached.

(1) This section applies, subject to subsection (4), to applications for planning permission for the development of land without complying with conditions subject to which a previous planning permission was granted.

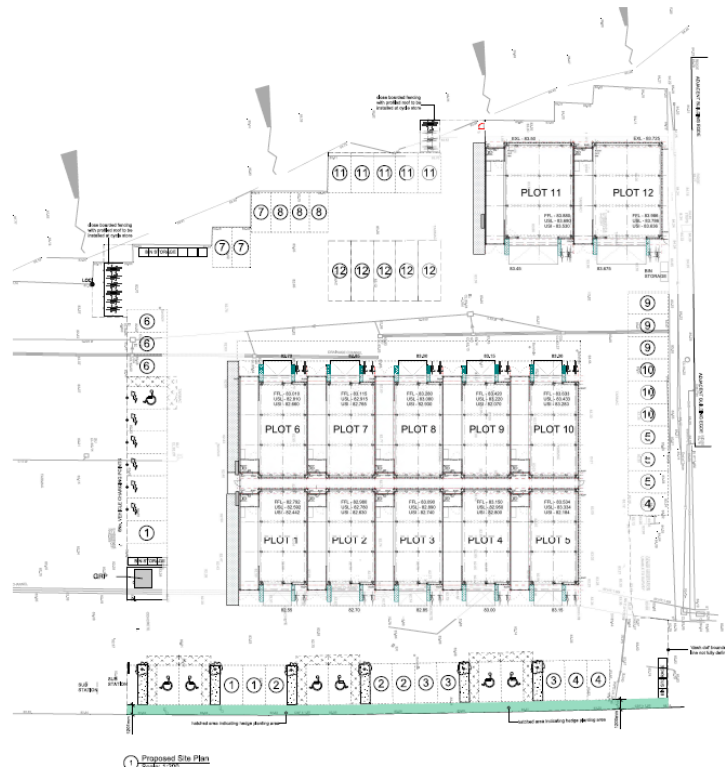
(2) On such an application the local planning authority shall consider only the question of the conditions subject to which planning permission should be granted, and—

(a) if they decide that planning permission should be granted subject to conditions differing from those subject to which the previous permission was granted, or that it should be granted unconditionally, they shall grant planning permission accordingly, and

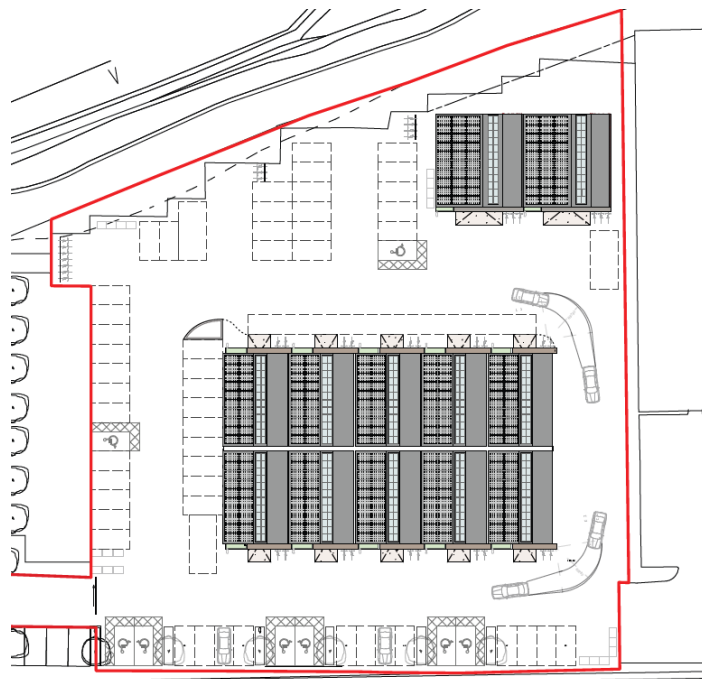
(b) if they decide that planning permission should be granted subject to the same conditions as those subject to which the previous permission was granted, they shall refuse the application.

2.8 The application is accompanied by:

a) Design and Access Statement



Above: As built site plan



Above: Site layout as approved.

3.0 Relevant Planning History

- 3.1 There is a significant history relating to the sites previous employment use that is not relevant to this application.
- 3.2 18/05323/R9FUL Erection of 12 business units with associated parking provision.

- 3.3 20/06203/ADRC Application for approval of details subject to conditions 6 (Acoustic insulation), 7 (Approved lighting scheme), 8 (Materials), 9 (Landscaping scheme), 14 (Construction traffic management), 15 (Refuse and cycle store), 17 (Piling), 20 (Energy efficiency) and 21 (Water efficiency) of planning approval ref: 18/05323/R9FUL. Permit.
- 3.4 22/06466/ADRC Application for approval of details subject to condition 19 (car charging points) of planning approval 18/05323/R9FUL. Permit.

4.0 Policy Considerations and Evaluation

- 4.1 The following planning policies are relevant to the consideration of this proposal:

Policies relating to the principle and location of the development:

CP2 (Overall Spatial Strategy), CP5 (Delivering Land for Business), CP7 (Delivering the Infrastructure to Support Growth), CP9 (Sense of place), CP12 (Climate change), DM1 (Presumption in favour of sustainable development), DM28 – (Employment Areas)

Policies relating to the details of the development:

DM2 (Transport Requirements of Development Sites) – the development contains adequate car parking and circulation space.

CP10 (Green infrastructure and the Natural environment), DM11 (Green Networks and Infrastructure), DM14 (Biodiversity in development), DM34 – (Delivering Green Infrastructure and Biodiversity in Development) – The development is located on a site that was previously hardstanding with a well vegetated steep slope to the west. The development has an approved landscape scheme which is appropriate for this employment site. Bat and bird boxes have also been approved.

DM20 – (Matters to be determined in accordance with the NPPF – contamination and pollution). The development has been considered to be acceptable in terms of contamination and pollution. A condition controls external lighting. Other conditions control hours of operation and require internal noise attenuation.

DM33 – Managing Carbon Emissions: Transport and Energy Generation – six electric vehicle charging points were required by planning condition. PV panels have been included within the design.

DM35 – (Placemaking and design quality) – the layout and elevation changes are considered to be acceptable.

DM39- Managing flood risk and sustainable drainage systems – a sustainable urban drainage scheme was approved and a condition relates to its management and maintenance.

DM19 (Infrastructure and delivery) – Highway works were the subject of a planning condition.

Principle and Location of Development

- 4.2 The principle of the development was assessed under the previous approved application 18/05323/R9FUL. Under s73 this principle cannot be challenged as the permission and the development already exists. It is only the changes and hence the conditions that need to be assessed.

- 4.3 The original application was granted in July 2019 a short time before the Wycombe Local Plan was adopted in August 2019. There is reference to the policies in the new local plan in the officer's report to Planning Committees of 26 June 2019 (when the case was deferred) and 24 July 2019. The case was therefore considered against the 2004 Local Plan and the new 2019 Local Plan that superseded it.
- 4.4 The changes between the approved plan and the "as built" development are considered to be material but minor in nature. The Highway Authority for instance has been consulted on this latest proposal due to the implications for access, manoeuvring and car parking.
- 4.5 With regard to the specific changes now sought the following have been assessed.
- (a) Changes to the site and parking layout. The Highway Authority have expressed no concerns regarding the changes to the layout of the parking area and circulation areas. The relocation of the electricity cabinet and bin store are considered to not detract from the development.
- (b) Changes to the buildings. A number of changes were itemised earlier in this report relating to the elevations of the buildings and their arrangement. The changes are considered to be acceptable in terms of the appearance of the development and have no impact on the character of the area.
- 4.6 The original application report contained an analysis of the case in the light of the then policy framework (including emerging policy). The development has been completed in accordance with the conditions that appeared on the planning permission with the exception of the approved plan condition 2 (site layout, elevations and floorplans). If the layout and other changes that were made on site during the construction of the units are considered acceptable the decision maker has to consider the conditions that now apply. The development was considered in the light of the emerging policy framework and was considered acceptable. The conditions are proposed to be updated to reflect the up-to-date situation in respect of the approval of condition details (e.g. where a condition requires a scheme to be submitted to and approved by the planning authority) and other practical changes (e.g. the new use classes order).

Consideration of Previously Imposed Conditions

- 4.7 A section 73 permission is a permission in its own right. The planning conditions therefore require updating from the original application. This is summarised below.
- 1 Time limit – delete
 - 2 Plan numbers – to be updated.
 - 3 Use Class – update to latest use class order.
 - 4 Hours of use by use class - – update to latest use class order.
 - 5 Hours of use by use class - – update to latest use class order.
 - 6 Scheme of acoustic insulation to be approved for any B2 use – The details were approved under 20/06203/ADRC. Amend condition.
 - 7 The lighting design details were approved under 20/06203/ADRC. Amend condition.
 - 8 Materials. The materials were approved under 20/06203/ADRC. Delete condition.
 - 9 Landscaping. The details were approved under reference 20/06203/ADRC. Amend condition.
 - 10 Landscape implementation. Retain condition.

- 11 Surface water drainage scheme. The details were submitted and approved under reference 20/05096/ADRC. Amend condition.
- 12 Whole life maintenance plan. The condition needs to be updated to refer to the details approved under application 20/05097/ADRC.
- 13 On and off-site highway works to be implemented in accordance with drawing 18-002-0001 Rev A.
- 14 Construction Traffic Management Plan approved. Delete condition.
- 15 Facilities for the storage of refuse bins and cycles. Condition to be updated to ensure the facilities that have been provided are retained for their use.
- 16 Contamination. Development now built: delete condition.
- 17 Methods of piling. Development now built: delete condition.
- 18 No drainage systems for the infiltration of surface water to the ground are permitted. Development now built delete.
- 19 Six car charging points were approved under reference 22/06466/ADRC. Update condition to refer to these should be retained on site.
- 20 Update condition to reflect the approved energy details under reference 20/06203/ADRC
- 21 Condition relating to higher water efficiency standard to be deleted.
- 22 A pedestrian access to be created on the northern boundary of the site providing pedestrian access to the land to the north. Amend condition.
- 23 No display or storage of goods, materials, plant or equipment shall take place other than within the buildings hereby permitted. Retain condition.

Weighing and balancing of issues – overall assessment

- 4.8 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.
- 4.9 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
- 1.3. In this case a development has been approved that complied with development plan policies. It has not been built in accordance with the approved drawings – some changes have been made to the site layout, floorplans and elevations of the buildings. These are considered to be of a minor nature and do not raise any new planning policy concerns.
- 1.4. 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].

1.5. There are considered to be no material Human Rights issues relating to this application.

5.0 Working with the applicant / agent

5.1 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.

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.

5.3 In this instance [add as appropriate e.g.]

- was provided with pre-application advice,
- the application was acceptable as submitted and no further assistance was required.
- The application was considered by the Planning Committee.

Recommendation: Permit

It is recommended that the permission be subject to the following conditions:

- 1 Delete condition 1
- 2 The development hereby permitted shall be built in accordance with the details contained in the planning application hereby approved and plan numbers:
18010-C-002-U As built site plan
18010-C-130-C As built elevations
18010-C-131-A As built elevations
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 use of the site shall be limited to employment uses or mixed uses falling within Class B2, B8 and E(g) uses as defined by the Town and Country Planning Act (Use Classes) Order 2022.
Reason: To ensure the land is put to an employment use in accordance with its land-use designation. Alternative sui-generis uses, which are akin to employment uses and or serve the employment area may be considered to be acceptable, but would need to be assessed on a case by case basis via a separate planning application.
- 4 Any unit hereby permitted that is used for any purpose falling within use class B2 (Industrial), as defined in the Town and Country Planning Act (Use Classes) Order 2022, shall only be actively used between 07:00 to 19:00 Monday to Friday, with no active use at all on weekends and statutory holidays. Active use is defined as: the sending or receiving deliveries; operation of machinery; or, the undertaking of noise emitting industrial processes.
Reason: To preserve an acceptable level of residential amenity in the local area.
- 5 Any unit hereby permitted that is used for any purpose falling within use class E (g) (iii) (Light Industrial Use), as defined in the Town and Country Planning Act (Use Classes) Order 2022 (as amended), shall only be actively used between 07:00 to 19:00 Monday to Saturday, with no use (or deliveries) at all on Sundays and statutory holidays. Active use is defined as: the

sending or receiving deliveries; or, the undertaking of light industrial processes. Office based activities are excluded.

Reason: To preserve an acceptable level of residential amenity in the local area.

- 6 The units that are used for B2 (Industrial) uses at this site shall include acoustic insulation as approved under reference 20/06203/ADRC namely:- the details contained in the acoustic design note reference 19304/001/pc v2, dated 21 April 2020. No B2 use shall commence within a unit until the approved scheme has been fully implemented for that unit.

Reason: To protect the occupants of nearby residential properties from noise disturbance.

- 7 No floodlighting or other form of external lighting shall be installed unless it is in accordance with details approved under condition approval 20/06203/ADRC namely:- the lighting design identified on drawing 1725-PRP-003B. Thereafter, no lighting shall be installed other than in accordance with the approved lighting scheme.

Reason: To preserve the residential amenity of the local area.

- 8 Delete materials condition.

- 9 The development shall be landscaped in accordance with the details approved under condition approval 20/06203/ADRC namely:

- Landscape Strategy Plan 002/01 Rev D
- Tree and Planting Schedules 002_030
- Bird and Bat box details
- 20/06203/ADRC Landscaping note dated 23/06/2021 including applicant's response (blue text)

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 Delete surface water condition.

- 12 The drainage system shall be managed and maintained in accordance with the "whole-life" maintenance plan for the site permitted under reference 20/05097/ADRC.

Reason: To ensure that maintenance arrangements have been arranged and agreed in the interests of flood prevention.

- 13 Prior to first active use of the development, the on-site and off-site highway works indicated on drawing 18-002-0001 Rev A shall be laid out and constructed in general accordance with the approved plans. The highway works shall be secured through a S278 Agreement of the Highways Act 1980. For the avoidance of doubt the S278 works shall comprise of footway and junction works on the public section of Bellfield Road.

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

- 14 Delete the Construction Traffic Management Plan condition.

- 15 The bin and cycle stores shall be retained on site. The bin store shall only be used for the storage of waste and refuse and the cycle store shall only be used for bicycle storage associated with the staff of and the visitors to the employment units.
Reason: In order to ensure adequate provision is made for refuse storage and to ensure opportunities for sustainable travel modes.
- 16 Contamination - delete condition.
- 17 Piling - delete condition.
- 18 No drainage systems for the infiltration of surface water to the ground, are permitted other than with the written consent of the Local Planning Authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.
Reason: To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants. This is in line with paragraph 170 of the National Planning Policy Framework.
- 19 Six car charging points shall be provided and retained in good working order at the site for the use of staff.
Reason: To reduce the negative impact on the health of residents living within the Air Quality Management Area. Reduce air pollution. Promote more sustainable forms of fuel. Ensure that the site is prepared for the phasing out of petrol and diesel vehicles.
- 20 The development shall be operated in accordance with the Energy Efficiency Report by Hilson Holmes Limited dated 11 May 2020 approved under condition approval application 20/06203/ADRC.
Reason: In the interests of sustainability, carbon reduction and the promotion of renewable technologies pursuant to Policy DM18 of the adopted Delivery and Site Allocations DPD and Policy DM33 of the Wycombe District Local Plan.
- 21 Delete condition 21 water efficiency.
- 22 The pedestrian access gate that has been provided on the northern site boundary shall be retained as a means of access to the site to the north.
Reason: To ensure there is no physical impediment to pedestrian access between the two sites. For the sake of clarity, it will be necessary for agreement to be reached to ensure legal use of the access and the access may be locked until agreement is reached.
- 23 With the exception of parking and bin storage, no display or storage of goods, materials, plant or equipment shall take place other than within the buildings hereby permitted.
Reason: In the interests of amenity and to ensure that external areas are retained for the purposes indicated on the approved plans.

INFORMATIVE(S)

- 1 In accordance with paragraph 38 of the NPPF2 Wycombe District Council (WDC) approaches decision-taking in a positive and creative way taking a proactive approach to development proposals focused on solutions and works proactively with applicants to secure developments.

APPENDIX A: Consultation Responses and Representations

Consultations and Notification Responses

Ward Councillor Preliminary Comments

None received.

Parish/Town Council Comments/Internal and External Consultees

High Wycombe Town Unparished

Highways Authority

The application seeks a variation of conditions 2 (plan numbers) attached to planning permission 18/05323/R9FUL to allow for substitution of the site layout to reflect the development as built.

After assessing the proposed submissions, I note that the updated site layout will not lead to a greater quantum of development on the site and will not lead to an increase in vehicular movements over what is already expected under planning permission 18/05323/R9FUL. Furthermore, I note the site layout demonstrates an altered parking layout when compared to what was previously proposed. Having compared both site plans, I note that the site provides the same level of parking as previously approved which was considered satisfactory by the Highway Authority in previous comments. Whilst other alterations have been made, including slightly shifting the position of units 1-10 slightly south, I am satisfied the variation will not materially alter the impact of the development on the public highway.

Mindful of the above, the Highway Authority raises no objection to the variation of conditions 2 attached to planning permission 18/05323/R9FUL.

Urban Design

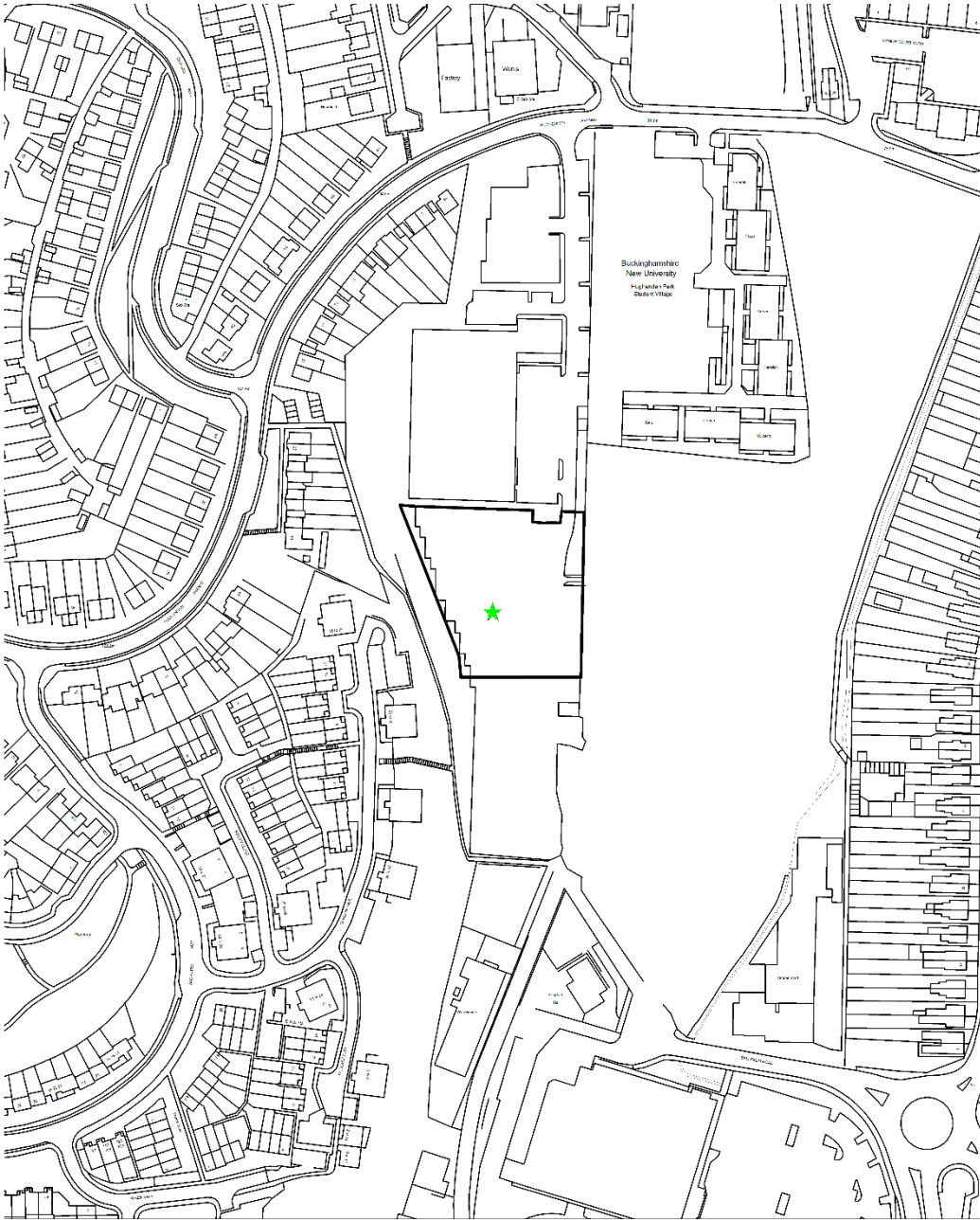
Comments: I have reviewed the changes and find them acceptable.

Representations

None received.

APPENDIX B: Site Location Plan

22/07576/VCDN
Scale 1/2500



Planning Committee
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Ordnance Survey 100062456



Report to West Area Planning Committee

Application Number:	22/07970/FUL
Proposal:	Demolition of existing dwelling and annexe and erection of two pairs of semi-detached 3-bed dwellings and creation of access from Chilton Close
Site Location:	70 Hazlemere Road Penn Buckinghamshire HP10 8AG
Applicant:	Rivergate Homes Ltd
Case Officer:	Victoria Burdett
Ward(s) affected:	Tylers Green And Loudwater
Parish-Town Council:	Chepping Wycombe Parish Council
Date valid application received:	7th November 2022
Statutory determination date:	2nd January 2023
Recommendation	

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 The application seeks full planning permission for the demolition of existing dwelling and annexe and erection of two pairs of semi-detached 3-bed dwellings and creation of access from Chilton Close.
- 1.2 The application site comprises a part single part two storey dwelling located at 70 Hazlemere Road which occupies a backland style plot accessed from a narrow drive leading from Hazlemere Road. To the rear (west) of the plot is a road frontage to Chilton Close. The host dwelling backs onto Chilton Close but is not visible from Hazlemere Road.
- 1.3 The application site is located within a built-up area, in the settlement boundary of High Wycombe.
- 1.4 The street scene of Hazlemere Road has a suburban type character; with medium-large sized detached properties sat within large plots. Some plots benefit from significant spacing to their respective flank boundaries, and some are constructed with approx. 1m gaps retained between the boundaries. The landscape quality in the street scene is high, whereby the buildings are fairly set back in the background with areas of greenery, hedges and trees at the forefront.

- 1.5 The street scene of Chilton Close is similar by its suburban type character but is more 'tight knit' with less distances retained between the buildings and the properties being slightly smaller in size and scale.
- 1.6 The proposed development would front onto Chilton Close, with the existing access stopped up, and 4 new accesses created from Chilton Close. No objections are raised in regard to the demolition of the existing, as it is not considered to architecturally contribute to the character of the area.
- 1.7 A planning application has been previously refused (REF: 22/06371/FUL) for a similar form of development, comprising of the demolition of existing dwelling and erection of 4 new dwellings with separate access points. The application was refused due to the impact on the character and appearance of the area by virtue of the proposed size, scale and design of the buildings. The semi-detached dwellings were considered to be large in scale, and appear as two large, detached buildings within the plot, as opposed to two set of semis.
- 1.8 No other objections were raised from Officers in regard to the previous application.
- 1.9 Following on from this, amendments have been made to the scheme which is now being considered. These amendments include a reduction in floor area (by approx. 30%) and a reduction from 4-bed houses to 3-bed. The proposed houses have also been re-designed; replacing the previous hipped roofs with gabled ends and incorporating tile hanging and render. The symmetry of the previous proposal has also been replaced by an offset front gable to each pair.
- 1.10 The proposed development is therefore considered to address the previous reason for refusal under REF: 22/06371/FUL.
- 1.11 The proposal is not considered to have an adverse effect upon the amenities of neighbouring properties, highway safety and ecology. The proposal would not be at risk of flooding and would not increase the risk of flooding elsewhere.
- 1.12 The application has been referred to the Planning Committee at the request of Cllr Thomas and Cllr Wood on the grounds that the development would have parking and highway implications, in particular that the application states a garage for each property which is not shown, and the development would constitute overdevelopment and would be out of character for Chilton Close.
- 1.13 Officers note that no garages are proposed as part of the application but were as part of the previous refusal under REF: 22/06371/FUL despite this reference within the submitted Design & Access Statement.
- 1.14 The proposal is therefore considered to comply with the policies of the Development Plan and is therefore recommended for approval.

2.0 Description of Proposed Development

- 2.1 Planning permission is sought for the demolition of the existing dwelling at No. 70 Hazlemere Road and the erection of two sets of semi-detached dwellings (4 dwellings in total) with separate access points from Chilton Close.
- 2.2 The existing access point from Hazlemere Road would be stopped up and enclosed by a boarded fence.
- 2.3 Each proposed plot would benefit from its own residential curtilage, with a front driveway and rear garden.

- 2.4 The proposed dwellings would have an eaves height of approx. 5.1m and ridge height of 8.3m (with gabled roofs). The dwellings would be constructed of brick/render. However, no specific details have been submitted and therefore will be required by a planning condition.
- 2.5 The application is accompanied by:
- a) Covering Letter and Design & Access Statement
 - b) Ecology Report
 - c) Arboricultural impact Assessment
 - d) Arboricultural and Planning Integration Report
 - e) Waste Management Strategy
 - f) Floorspace Schedule
 - g) Ecology and Trees Checklist
- 2.6 Amended plans have been received throughout the duration of the application in order to amend the proposed design of the front of the dwellings, specifically the positioning of the front gables to allow symmetry to the proposed development.

3.0 Relevant Planning History

Reference	Development	Decision	Decision Date
91/05185/OUT	ERECTION OF TWO NEW DWELLINGS ON GARDEN PLOT	PER	31 July 1991
92/06804/FUL	ERECTION OF DETACHED HOUSE	PER	11 January 1993
93/05790/FUL	ERECTION OF DETACHED DWELLING	PER	13 July 1993
22/06371/FUL	Demolition of existing dwelling and annexe and erection of two pairs of semi-detached 4-bed dwellings and creation of access from Chilton Close	REF	20 September 2022

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 site is located within the settlement boundary of High Wycombe. The site is located within a Tier 1 Settlement, whereby in accordance with Policy CP3 of the Wycombe District Local Plan (2019) new residential development is considered to be acceptable.
- 4.2 As such, the proposed development is considered to be acceptable in principle, subject to complying with all relevant Development Plan Policies.

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)

- 4.3 This application falls below the Council's threshold for affordable housing.
- 4.4 Two sets of semi-detached dwellings in an existing residential area would be consistent with the housing mix within the locality.

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)

- 4.5 The Highway Authority has been consulted as part of this application, and has made the following comments:
- 4.6 "The application proposes the demolition of an existing dwelling and the erection of 4(no) residential dwellings accessed from Chilton Close. Chilton Close is an unclassified road subject to a 30mph speed restriction. The road does not have parking or waiting restrictions and benefits from pedestrian footways.
- 4.7 The Highway Authority commented upon a similar previous application at this site (22/06371/FUL) most recently dated 10th August 2022. Whilst the application was ultimately refused by the Planning Authority, the comments from the Highway Authority had no objections to the proposal. After assessing the proposed plans for the current application, I note the quantum of development is slightly reduced compared to the previous application, as 3(no) bedrooms are now proposed (previously 4(no) proposed).
- 4.8 The existing dwelling currently benefits from a vehicular access onto Hazlemere Road. The application would create four dropped kerb crossovers onto Chilton Close. The sites existing access would be stopped up by raising the existing dropped kerb and reinstating the existing footway and highway boundary to the same line, level and detail as the adjoining footway and highway boundary.
- 4.9 In previous highways comments for the aforementioned application, it was confirmed that the proposed 4(no) dwellings in this location would be expected to generate in the region of 24(no) vehicle movements (two-way) per day. Therefore, the residual cumulative impacts of this development on the local road network could not be considered as 'severe' in the context of Paragraph 111 of the NPPF.
- 4.10 In addition, the level of visibility achievable from each access is acceptable given the nature of the road and the expected slow speeds of vehicles travelling past the site. Each of the proposed accesses onto Chilton Close is suitable to serve a single residential dwelling. Furthermore, similar access arrangements which require vehicles to reverse onto or off the carriageway are not uncommon to Chilton Close.
- 4.11 The Buckinghamshire Council Highways Development Management Guidance document (adopted July 2018) states that in most cases, developments should provide vehicular access to the lowest category road available. The closure of an access onto Hazlemere Road (B474) would be supported by this guidance.
- 4.12 The site is located in Residential Zone B as set out in the Buckinghamshire Countywide Parking Guidance (BCPG) policy document. Each of the proposed dwellings, which

feature 6(no) habitable rooms including 3(no) bedrooms has a parking requirement of 2(no) parking spaces. In addition, parking space dimensions should measure 2.8m x 5m.

- 4.13 Having assessed the submitted plans, I note that 2(no) parking spaces have been provided for each dwelling which is satisfactory, and the parking spaces achieve the requisite dimensions. As such, I am satisfied with the parking arrangements proposed in this instance.
- 4.14 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. This particular site is reasonably well located for access to public transport options and daily amenities, reducing the reliance of future residents on the use of private motor vehicles.
- 4.15 Mindful of the above, the Highway Authority raises no objections to this application, subject to the following conditions being included on any planning consent that you may grant”.
- 4.16 As such, the Highway Authority have raised no objections subject to the appropriate conditions.

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), DM16 (Open space in new development)

- 4.17 The application site and the surrounding area is characterised by medium to large plots, benefitting from ample space with high quality landscaping. These characteristics are more evident within Hazlemere Road, with the buildings present in Chilton Close being closer together, and closer to the highway, but nonetheless is still suburban in character with landscaping present. All the properties are of a similar design, with some being extended and some still in their original form.
- 4.18 As aforementioned above, the previous application (REF: 22/06371/FUL) was refused due to the impact on the character and appearance of the area. The proposed buildings were considered to result in the appearance of two large, detached buildings, rather than two sets of semis. This was due to the proposed central gable elements, extensive hipped roofs and uniform appearance.
- 4.19 It was noted that the previously proposed design failed to relate to the existing dwellings in the street scene whereby it was considered that an alternative design which picked up the key characteristics of the immediate locality would have been far less intrusive.
- 4.20 In this case, as aforementioned, the proposed application site would front Chilton Close and therefore would be considered as part of that street scene. The dwellings present in Chilton Close are medium to large in size, featuring front driveways, rear gardens and high-quality levels of landscaping. Gabled roofs form a strong characteristic within the street scene, with the exception of 1 hipped roof building located on the north-eastern side, which has fairly steep roof pitches which helps mitigate any bulk from the roof. Whilst not all buildings are identical, they have a visual coherency within the street scene which contribute to the suburban character of the area.
- 4.21 Following the refusal of the previous application, design changes have been made to the scheme in order to address the previous reason for refusal. The development continues to propose 4 dwellings, however these have been reduced in size to comprise of 3-bed

dwellings, as opposed to 4-bed, with an overall reduced floor area. As such, the size and scale of the proposed dwellings have been reduced.

- 4.22 Furthermore, it was suggested by Officers within the previous application that an alternative design should be considered, perhaps incorporating gabled roofs, which would reduce the bulk and better integrate with the character of the area. The proposed roof forms of the dwellings have been amended to comprise of gables, with a front gable projection to each pair of semis.
- 4.23 It was noted previously that the proposed gaps in between the buildings are considered to be acceptable given the spacing evident within the street scene already. However, it was considered that the bulk and design of the development would be out of keeping, resulting in a detrimental impact upon the character and appearance of the street scene.
- 4.24 In light of the amendments made, the proposed buildings have now been reduced in size and scale and feature gabled roof forms which would integrate with the appearance of other properties in the street scene. This view has been further supported by the Council's Urban Design Officer.
- 4.25 In comparison to the previous refusal, it is considered that the changes made to the development address this, and that the proposal would not have a detrimental impact on the character and appearance of the street scene, or wider locality.
- 4.26 No specific material details have been submitted with the application and it will therefore be necessary to secure these via a planning condition.

Amenity of existing and future residents

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

- 4.27 The proposed dwellings would be of an acceptable size which comply with Policy DM40 in regard to the Technical housing standards – nationally described space standards.
- 4.28 Furthermore, the level of amenity space proposed for each dwelling is considered to be sufficient.
- 4.29 The proposed dwellings would be constructed roughly in line with the building line of Chilton Close and would not extend past the rear elevations of either neighbouring property. As such, it is not considered that the proposed development would result in any loss of light or overbearing impact.
- 4.30 A first floor window is proposed within the outer flank elevations of each dwelling to serve a stairwell/landing area. These windows would face onto each other, and also the flank wall of neighbouring properties. It is therefore considered appropriate to condition these windows to be obscurely glazed to prevent any loss of privacy.
- 4.31 The proposed dwellings would retain an appropriate distance to the properties in Hazlemere Road, which would result in a larger gap maintained in comparison to the position of the existing dwelling. In addition, significant screening is present between the properties in Hazlemere Road and Chilton Close which would be retained.
- 4.32 It is therefore considered that the proposed development would not adversely affect the amenities of neighbouring properties.

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)

4.33 The Environmental Health Team has been consulted on the application and have raised no objections, subject to a condition being imposed for the installation of 4 electrical vehicle charging points (1 per dwelling). This will be conditioned accordingly.

Flooding and drainage

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

4.34 The application site is located in Fluvial Flood Zone 1 and is within an area which is at very low risk of surface water flooding.

4.35 Furthermore, the site is not in an area of ground or surface water flooding and there is no watercourse within the site boundary. It is therefore considered that the site is probably not in an area at risk of flooding. As such, the runoff from additional impermeable surfaces due to the proposal can be stored within the site and either reused or released into the ground through infiltration.

4.36 Provided re-use, infiltration or a combination of both is used, then the development would not result in the increase in flood risk elsewhere. If re-use or on-site infiltration methods are subsequently shown not to be possible then the developer would need to demonstrate why this is not possible and how they intend to ensure that the risk of flooding elsewhere would not be increased due to the development. This will be conditioned accordingly.

Green networks and infrastructure

Wycombe District Local Plan (August 2019): CP7 (Delivering the infrastructure to support growth), CP9 (Sense of place), DM34 (Delivering Green Infrastructure and Biodiversity in Development)

DSA: DM11 (Green networks and infrastructure), DM15 (Protection and enhancement of river and stream corridors)

4.37 The Council's Tree Officer has been consulted who has stated that the proposal would require the loss of T5, T6, T7, T8, T9, T10, T11, T12 and T13. These trees have been given a 'C' categorisation, meaning they are of individually lower merit and should therefore not be considered a constraint to development.

4.38 Nevertheless, it has been recommended that mitigation be sought through a landscaping scheme to be submitted to help meet the requirements of Policy DM34. The history of the site indicates a TPO Silver birch on site which does not appear to be present. Ensure that tree/s are incorporated to the front of the development would help to mitigate loss of this tree.

4.39 A Tree Protection Plan/Arboricultural Method Statement would also be required to ensure safeguarding of retained trees.

4.40 These details will be conditioned accordingly.

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)

4.41 The Council's Ecologist has been consulted on the application whereby no objections have been raised subject to a condition requiring the submission of ecological enhancements. This will be conditioned accordingly.

Building sustainability

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

4.42 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)

4.43 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 (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 relevant development plan policies.

5.4 Insert any relevant equality and diversity issues.

5.5 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 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:

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

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 BC1, DPL-22-07-1 B, DPL-22-07-2 A and DPL-22-07-3 C ; 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 development shall take place before a fully detailed landscaping scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority.
Reason: This is a pre-commencement condition to ensure that a satisfactory standard of landscaping and green infrastructure is proposed and approved, prior to any works taking place.
6. 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.

7. Prior to the occupation of the development hereby permitted, four electric vehicle charging points with a minimum rating of 32amp must be installed in a location suitable to its use.

Reason: 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.

8. 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.

9. No further windows, doors or openings of any kind shall be inserted in the flank elevations of the development hereby permitted without the prior, express planning permission of the Local Planning Authority.

Reason: To safeguard the privacy of occupiers of the adjoining properties.

10. Notwithstanding any other details shown on the plans hereby approved, the first floor windows in the flank elevations of the dwellings, 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.

11. 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.

12. A scheme for the enhancing the quality of the development for ecology including a timetable for implementing the measures contained in the scheme shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any development on the site. The approved measures shall be implemented in accordance with the approved timetable and shall thereafter be retained.

Reason: This is a pre-commencement condition to ensure a biodiversity net gain, in line with policy DM34.

13. The development hereby approved shall store all additional runoff within the site and either reuse it or release it into the ground through infiltration. Where the additional runoff is not to be re-used or on-site infiltration methods are not proposed, details of how the risk of flooding elsewhere will not be increased shall be submitted to and approved by the local planning authority prior to any development taking place. The approved details shall thereafter be implemented prior to the development being

brought into use and thereafter managed and maintained for the lifetime of the development.

Reason: To ensure that the development does not increase the risk of flooding elsewhere.

14. No other part of the development shall be occupied until the new means of access to each dwelling has been sited and laid out in accordance with the approved drawing and constructed in accordance with the Buckinghamshire Council guide note "Private Vehicular Access Within the Public Highway".

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

15. Within one month of the new accesses being brought into use all other existing access points not incorporated in the development hereby permitted shall be stopped up by raising the existing dropped kerb and reinstating the footway and highway boundary to the same line, level and detail as the adjoining footway and highway boundary.

Reason: To limit the number of access points along the site boundary for the safety and convenience of the highway user.

16. The scheme for parking 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.

17. Prior to the commencement of any works on the site, a Construction Traffic Management Plan detailing the management of construction traffic (including vehicle types, frequency of visits, expected daily time frames, use of a banksman, on-site loading/unloading arrangements and parking of site operatives vehicles) shall be submitted and approved in writing by the Planning Authority in consultation with the Highway Authority. Thereafter, the development shall be carried out in accordance with such approved management plan.

Reason: This is a pre-commencement condition as development cannot be allowed to take place, which in the opinion of the Highway Authority, could cause danger, obstruction and inconvenience to users of the highway and of the development.

18. Details of all screen and boundary walls, fences and any other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority before any development above damp-proof course takes place. The development shall thereafter only be carried out in accordance with the approved details and the building hereby approved shall not be occupied until the details have been fully implemented. The screen and boundary walls, fences and any other means of enclosure which are part of the approved scheme shall thereafter be retained in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed development does not adversely affect the privacy and visual amenities at present enjoyed by the occupiers of neighbouring properties, and to ensure a satisfactory environment within the development.

19. A revised Arboricultural Method Statement (AMS) including a Tree Protection Plan (TPP) in accordance with the British Standard 5837: 2012 Trees in relation to design, demolition and construction - Recommendations shall be submitted to and approved in writing by the Local Planning Authority before any development or other site clearance works take place.

The AMS shall include:

- a) Detailed plans showing location of the protective fencing including any additional ground protection whether temporary or permanent;
- b) Details as to the location of proposed and existing services and utilities including drainage, where these are close to Root Protection Areas (RPAs);
- c) Details as to the method, specification and materials to be used for any "no dig" surfacing, and; (and the area within the development to which it applies).
- d) All phases and timing of the project in relation to arboricultural matters and details of supervision by a qualified arboriculturist.

Unless otherwise first agreed in writing by the Local Planning Authority, the development shall thereafter be carried out strictly in accordance with the AMS.

Reason: To ensure the satisfactory protection of retained trees in the interests of visual amenity.

Informative(s)

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.

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:

- the application was acceptable as submitted and no further assistance was required.
- The application was considered by the Planning Committee where the applicant / agent had the opportunity to speak to the committee and promote the application.

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 Highways Development Management at the following address for information:

Highway Development Management (Delivery)
Buckinghamshire Council
6th Floor, Walton Street Offices
Walton Street,
Aylesbury
Buckinghamshire

HP20 1UY

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.

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.

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.

APPENDIX A: Consultation Responses and Representations

Councillor Comments

CLlr Nathan Thomas:

If Officers are minded to approve this application, I wish for this application to appear in front of the planning committee. This is due too:

- Parking and Highway concerns in particular the application states a garage for each property which is not shown.
- Out of character for Chilton Close/overdevelopment.

CLlr Katrina Wood:

There are many local concerns and objections to this revised application which still appears to be an overdevelopment of the site and creating extra entrances onto a narrow road. If officers are minded to approve then I would request that this application be brought before the planning committee for decision.

Parish/Town Council Comments

No comment.

Consultation Responses

Urban Designer – No objections.

Highways – No objections, subject to conditions.

Environmental Health – No objections, subject to condition.

Tree Officer – No objections, subject to conditions.

Ecology – No objections, subject to condition.

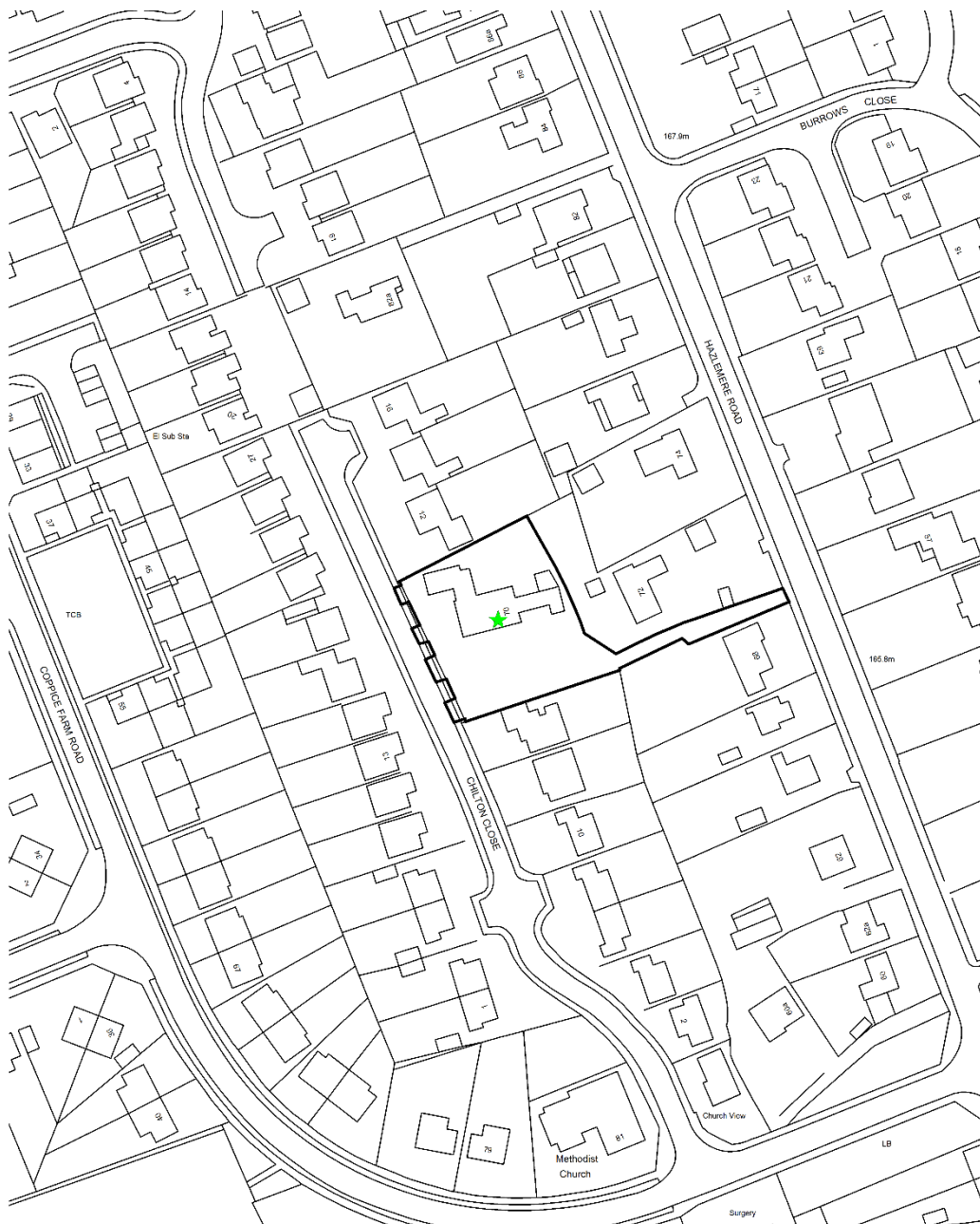
Representations

19 comments have been received objecting to the proposal:

- Out of keeping with houses on the road
- Access issues
- Application is virtually the same as the previously refused
- How will construction works be managed
- Strip of land between No. 70 and back of Chilton Close ownership
- Drainage issues
- Loss of greenery
- Development is excessive
- Impact on residents from construction works
- Absence of a garage
- Loss of privacy
- Impact on ecology
- Restrictive covenant
- Impact on local services
- Overdevelopment of the site
- Loss of light

APPENDIX B: Site Location Plan

22/07970/FUL
Scale 1/1250



Planning Committee
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Ordnance Survey 100062456

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Report to West Area Planning Committee

Application Number:	22/08177/FUL
Proposal:	Construction of part single, part two storey side extensions to both sides, conversion of integral garage with internal alterations in connection with change of use of existing building to from Offices (E) to residential (C3) comprising 3 x 2-bed flats and 2 x studio flats (5 in total).
Site Location:	Stuart Lodge Stuart Road High Wycombe Buckinghamshire HP13 6AG
Applicant:	Ms Manni Chopra
Case Officer:	Heather Smith
Ward(s) affected:	Ryemead & Micklefield
Parish-Town Council:	High Wycombe Town Unparished
Date valid application received:	29th November 2022
Statutory determination date:	24th January 2023
Recommendation	Application Permitted

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 Full planning permission is sought for the construction of part single, part two storey side extensions to both elevations of Stuart Lodge, the conversion of the integral garage and other associated internal alterations in connection with change of use of existing building to from offices (use class E) to residential (use class C3) comprising 3 x 2-bed flats and 2 x studio flats (5 in total).
- 1.2 This proposal will conserve the character of the surrounding Conservation Area and would have no adverse effect upon the visual amenity of the street scene.
- 1.3 This proposal will have no adverse effect upon the amenities of adjacent residential properties and would provide a good standard of accommodation for future occupiers.
- 1.4 This proposal will have no adverse effect upon highway safety or the convenience of other road users in the local area
- 1.5 This proposal will have no adverse effect upon flooding, the environment or ecology.

- 1.6 Cllr Knight and Cllr Rana have called this application in for consideration by committee on the grounds that the proposed development would harm the character of the conservation area and that inadequate parking would be provided.
- 1.7 Recommendation – approval

2.0 Description of Proposed Development

- 2.1 Stuart Lodge is an existing, unlisted three storey building, situated on the western side of Stuart Road. The application site is situated within the High Wycombe (Town Centre Conservation Area).
- 2.2 At present, the application premises is vacant, but has recently been used as offices and as a Quaker Meeting House.
- 2.3 Prior Notification consent was granted in September 2021 for the conversion of the existing property into 4 flats.
- 2.4 In April 2022, the West Area Planning Committee refused planning permission for a similar development to the one currently being sought, on the grounds that it would have an adverse impact upon the character of the property and the surrounding Conservation Area.
- 2.5 Following pre-application advice from the Council’s Conservation Officer, this revised planning application also seeks full planning permission for the construction of a part single, part two storey side extensions to both sides, conversion of integral garage with internal alterations in connection with change of use of existing building to from Offices (E) to residential (C3) comprising 3 x 2-bed flats and 2 x studio flats (5 in total).
- 2.6 The application is accompanied by:
 - a) Design, Access and Heritage Statement
 - b) Parking Statement
 - c) Ecology and Trees Checklist
- 2.7 Amended plans have been received which remove the proposed boundary treatment alterations from this application.

3.0 Relevant Planning History

Reference	Development	Decision	Decision Date
91/05752/CAC	DEMOLITION OF STORE BUILDING	PER	11 June 1991
91/05847/FUL	ERECTION OF NEW GARAGE, RETAINING EXISTING EXTERNAL WALL AND REAR PARTY WALL	PER	11 June 1991

21/07300/PNP3O	Change of use of existing building from offices (use class B1(a)) to create 4 x studio apartments (use class C3 (dwellinghouses))	DAPP	21 September 2021
21/08599/FUL	Construction of part single, part two storey side extensions to both elevations of Stuart Lodge, conversion of integral garage and other associated internal alterations in connection with change of use of existing building to from offices (use class E) to residential (use class C3) comprising 3 x 2-bed flats and 2 x studio flats (5 in total)	REF	27 April 2022

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)

4.1 The application site lies within the High Wycombe Settlement Area. As such the extension of properties and the provision of additional residential accommodation 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)List relevant policies & SPD

4.2 This proposal falls below the Council's requirements for affordable housing.

4.3 With regard to housing mix, the provision of flats is acceptable in this location.

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)

4.4 Stuart Road is an unclassified road subject to a 30mph speed restriction. There are waiting restrictions in force on Stuart Road. In the vicinity of the site, these take the form of double yellow lines, single yellow lines ('No Parking from Monday to Saturday between the hours of 8am and 6pm') and residents and pay-and-display parking bays (designated for that purpose between the hours of 9am and 5pm, from Monday to Saturday).

4.5 In terms of trip generation, in order for Highways Development Management to meet legislative requirements when assessing this site, it is necessary to consider and to take into account the maximum levels of movement and occupation associated with the sites

existing lawful use. The Highway Authority has assessed this against the proposals as presented by the applicant. Current and/or historic levels of use and movement are not necessarily reflective of the lawful potential of the site should a different occupier be present.

- 4.6 In terms of parking, the site is located in Non-residential Zone 1 as set out in the Buckinghamshire Countywide Parking Guidance (BCPG). In accordance with the BCPG, an office in this location should be provided with 1(no) parking space per 25sqm of floorspace. Therefore, the existing 226sqm of floorspace has a parking requirement of 10(no) parking spaces. The site is located in Residential Zone A. Each of the proposed residential units features 1-4 habitable rooms and therefore require 1(no) parking space each.
- 4.7 The submitted plans demarcate 4(no) parking spaces, although additional parking could be accommodated in a tandem arrangement. Whilst the proposed development would result in a loss of a parking space in the garage, the site would retain a similar level of hardstanding parking area. Given that the proposal to provide 5 residential units would reduce the sites parking requirement, the development would not displace additional parking onto the public highway. Furthermore, the site is located within a reasonable walking distance of public transport options and daily amenities reducing future residents' reliance on private motor vehicles.
- 4.8 Finally, in consideration that the garage is being converted to habitable accommodation and that the area is no longer being used for parking, the access serving the garage must be stopped up as part of the application. This is of benefit to highway safety given the accesses location in proximity to the 90^o bend in the road. This can be secured by way of condition.
- 4.9 It is noted that the matter of parking provision was considered by the Planning Committee in April 2022 where it was resolved that the level to be provided was acceptable.

Raising the quality of place making and design

Wycombe District Local Plan (August 2019): CP9 (Sense of place); CP11 (Historic Environment); DM31 (Development Affecting the Historic Environment); DM34 (Delivering Green Infrastructure and Biodiversity in Development); DM35 (Placemaking and Design Quality)
DSA: DM11 (Green networks and infrastructure), DM16 (Open space in new development)
Housing intensification SPD

- 4.10 The application property is a non-designated heritage asset, within the High Wycombe Conservation Area. The property is also identified in the High Wycombe Conservation Area as a "Building of Interest."
- 4.11 The existing building has a single storey attached garage to the right hand side, with a single storey extension, to the left hand side. The southern part of the site is currently open space which is used for parking. The building itself benefits from feature detailing, including a brick on edge banding detail, details around the window openings and brick head detailing.
- 4.12 The submitted plans show that the existing single storey elevation on the southern side will be demolished and a new two storey side extension erected in its place. On the northern elevation, a new 1st floor side extension is to be erected above the existing single garage structure, together with roof alterations

- 4.13 Following the refusal of the previous planning application for a similar development, the applicant sought the advice of the Council's Conservation Officer regarding design matters. The applicant has incorporated the advice given into the design of the development now proposed.
- 4.14 This current application has been reviewed by the Council's Conservation Officer, who is now satisfied with the design of the extensions proposed. A concern was raised regarding the proposed alterations to the existing boundary wall. However, the applicant has withdrawn this element from the application and now proposes no alterations to the boundary treatment around the site.
- 4.15 In light of the above, it is considered that this revised scheme would have no adverse effect upon the character of the host property or the character of the surrounding Conservation Area.

Amenity of existing and future residents

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

- 4.16 This proposal would result in an acceptable standard of accommodation for future residents. It is unfortunate that the proposed units will not provide any outdoor private amenity space. However, the change of use of this property to residential purposes has been established under a Prior Notification application, where the provision of private amenity space is not required. This current proposal will only add 1 additional unit to the scheme already approved.
- 4.17 The current application proposes extensions to the host property which are of the same size and layout as previously proposed. No material changes in circumstances have occurred since the previous decision and the proposed development.
- 4.18 The submitted plans do show that a habitable room window will be installed in the 1st floor of the southern elevation, overlooking the parking area. Concern has been raised that the proposed extensions will overlook the private rear rooms and private rear garden of the adjacent property, No 25 London Road. This property is a well-used community facility and is used for counselling, mental health, the NHS and Local Authority.
- 4.19 Other residents in London Road have expressed concern that the distance between the proposed extension and adjacent properties in London Road is less than 25m. Therefore overlooking and a loss of privacy will occur
- 4.20 The submitted plans do show that a distance of 10m will be retained between the proposed southern extension and its shared boundary with 25 London Road. The main property at No 25 is set more than 15m from the shared boundary. However, a single storey outbuilding and a private rear garden area are situated immediately adjacent to the boundary. The proposed single 1st floor window will result in a degree of overlooking to No. 25, however, a first floor window already exists in the southern elevation of Stuart Lodge. Although the proposed 1st floor window will be closer to the boundary, it is considered that the level of overlooking and any loss of privacy will not be significantly greater than what may occur at present.
- 4.21 With regard to other adjacent properties, it is considered that this proposal will not result in any significant loss of light, privacy or outlook.

- 4.22 Concerns have been raised by adjacent residents, that the proposed development does not provide sufficient parking for 5 units, in accordance with the current parking standards and that the displacement parking will occupy spaces current used by existing residents.
- 4.23 The submitted plans do show that only 4 spaces will be provided for 5 units. However, when considering parking displacement, the Highway Authority have taken into account the current authorised use of the property as offices. The office use itself has a greater displacement of parking than the proposed 5 residential units. As such, an objection on the grounds of a loss of on street parking for existing residents could not be sustained.
- 4.24 It is noted that the impact of the proposed development upon the amenities of the adjacent residential properties was considered by the Planning Committee under the previous planning application, in April 2022, where it was concluded that no significant adverse effect would occur.

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).

- 4.25 In accordance with the Council's Air Quality SPD, a total of four electric car charging points should be installed at the extended property, prior to occupation. A planning condition should be imposed to this effect.

Flooding and drainage

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

- 4.26 The application site is not situated within Flood Risk Zone 2 or 3 and there is no water course on the site. Furthermore, there are no known surface or ground water issues in this locality
- 4.27 As such, this proposal is not a risk from flooding and will not increase the risk of flooding elsewhere .
- 4.28 Concern has been raised by the High Wycombe quaker Meeting, at No 25 London road that there is insufficient separation distance between their boundary wall and the proposed extension. They claim that the boundary wall was erected following the advice of a surveyor to manage the "severe drainage issues" caused by the incline in the vicinity.
- 4.29 However, no details of the drainage issues have been submitted by the adjacent occupiers of the adjacent property. Furthermore, this proposal will not affect the position of the boundary wall in question.

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)

- 4.30 Concern has been expressed by residents that this proposal will have an adverse effect upon protected species such as birds, bats, hedgehogs, and other wildlife.
- 4.31 However, the application property is situated on a developed site within the urban area. As such, the likelihood of protected species being adversely affected is lessened and as

a result a Preliminary Ecological Assessment has not been requested. However, in the event that development is undertaken at the property, the applicant and builder have a statutory obligation to ensure that no protected species is harmed as a result of development. In the event that species such as bats are found, any work must cease and a licence obtained from Natural England. The Applicant should be advised of the statutory obligations.

- 4.32 However, Policy DM34 of the Wycombe District Local Plan does require that all development provide a net gain in biodiversity. At present, no such information has been provided. Therefore, a planning condition should be imposed on any subsequent planning condition to ensure that ecological mitigation and enhancement measures are undertaken. This could be in the form of the installation of a bat and bird box within the site.

Building sustainability

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

- 4.33 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).

- 4.34 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 (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].
- 5.5 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.

6.0 Working with the applicant / agent

6.1 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.

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.

- In this instance, the applicant/agent was provided with pre-application advice. The applicant was updated of any issues after the initial site visit and was invited to submit amended plans to remove an objection from the scheme. The applicant/agent complied and the application was presented to the planning Committee with a recommendation for approval.

7.0 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 P101; 103; 104; 105; 202; 301; 302; 401 and 501A 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, windows and detailing, 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 Within one month of the of the development being occupied all other existing access points not incorporated in the development hereby permitted shall be stopped up by raising the existing dropped kerb and reinstating the footway and highway boundary to the same line, level and detail as the adjoining footway and highway boundary.
Reason: To limit the number of access points along the site boundary for the safety and convenience of the highway user.
- 5 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.

- 6 Prior to the occupation of the development hereby permitted, four electric vehicle charging points, with a minimum rating of 32amp must be installed at a point adjacent to the proposed parking area. Thereafter, the electric car charging points must be retained for the lifetime of the development.
Reason: In order to comply with the Council's Air Quality SPD and, to reduce the carbon emissions and the impact on the health of Nitrogen Dioxide emissions from the development.
- 7 Prior to the first occupation of the development, hereby permitted, 1 x bat box and 1 x bird box shall be installed within the curtilage of the site and thereafter retained permanently for the lifetime of the development.
Reason: In order to achieve a net gain in biodiversity opportunities, in accordance with Policy DM34 of the adopted Wycombe District Local Plan (2019)
- 8 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.

INFORMATIVE(S)

- 1 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.

In this instance the applicant/agent was provided with pre-application advice. The applicant/agent was updated of any issues after the initial site visit and amended plans were submitted to overcome an objection.

- 2 The applicant is advised that a licence 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 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,
Walton Street Offices
Walton Street, Aylesbury,
Buckinghamshire
HP20 1UY
Tel: 01296 382416

- 3 The applicant is advised that protected species (including all bats) use buildings. The Conservation of Habitats and Species Regulations 2010 provides very strong protection for these species and so you must be certain that they are not present before works begin. If the presence of bats or other protected species is suspected, a licence may be required from Natural England before works can commence. If protected species are found whilst carrying out work, all work must stop and Natural England must be informed.

Buildings should be inspected prior to works commencing and if the presence of bats is suspected advice will need to be sought from Natural England via the Bat Line on 0845 1300228. Further advice on bats is available from The Bat Conservation Trust <https://www.bats.org.uk>. The consent given by this notice does not override the protection afforded to these species and their habitat.

APPENDIX A: Consultation Responses and Representations

Councillor Comments

Cllr Knight:

I support the comments on this application brought forward by both local residents and groups - namely the Quakers and High Wycombe Society. The application does not seem to deliver the correct number of parking spaces and they are not up to the required size specifications. Concerns about an existing lack of on street parking are valid, in particular due to many local properties fronting onto the A40 which as a key strategic route cannot accommodate any street parking. The proposed development does not comply with the requirements for separation between properties, which on its own is sufficient reason to refuse planning permission. The proposed development provides a worrying lack of outdoor amenity space. This is a conservation area and requires a more sensitive and higher standard of development. I am concerned that there has not been sufficient consideration of these factors. I request that if officers are minded to recommend approval of this application that it is brought to the Planning Committee for additional scrutiny.

Cllr Rana:

I completely agree with my colleague Cllr Matt Knight and the residents, the Quakers, and High Wycombe Society, the concerns raised are valid. I would also request if officers were approving the application that it is brought to Planning Committee for scrutiny.

Parish/Town Council Comments

High Wycombe Unparished

Consultation Responses

Highway Authority: No objection subject to conditions

Environmental Health: Require 4 electric car charging points

Conservation Officer:

The property is a non designated heritage asset within High Wycombe Conservation Area. The property is shown in the High Wycombe Conservation Area Appraisal as being a 'Building of Interest'.

The proposal seeks the construction of a part single and part two storey side extension to both elevations of Stuart Lodge, conversion of integral garage and other associated internal alterations in connection with change of use of existing buildings from offices (use class E) to residential (use class C3) comprising 2 x 3 bed flats and 2 x studio flats (5 total).

The application site is a two storey red brick building with habitable roof space that was previously used as offices (Use Class E) and was the former Head Office of the Buckinghamshire Federation of Women's Institute. It is located on the western side of Stuart Road, at the junction with Easton Terrace.

The existing building has a single storey attached garage to the right hand side, with a single storey extension previously built to the left hand side. The southern part of the site is currently open space used for parking.

The existing building benefits from feature detailing including a brick on edge banding detail, details around the window openings and brick head detailing.

A previous application sought approval for a similar scheme and has now been amended to address previous concerns, namely window design and boundary treatment.

Whilst I am happy with the proposed windows design, I would have expected a traditional boundary treatment of railings. Whilst the design of the gate brick piers is acceptable, the design of the railings is not appropriate with the flat horizontal bar; also the existing gate is modern and out of keeping. I would suggest that it would be helpful to research this historic detailing from either archive drawing, plans or historic photographs

Representations

Amenity Societies/Residents Associations

High Wycombe Society: objects to this proposal on the grounds of:

- Insufficient separation and overlooking
- Inadequate parking provision
- No amenity space for new flats

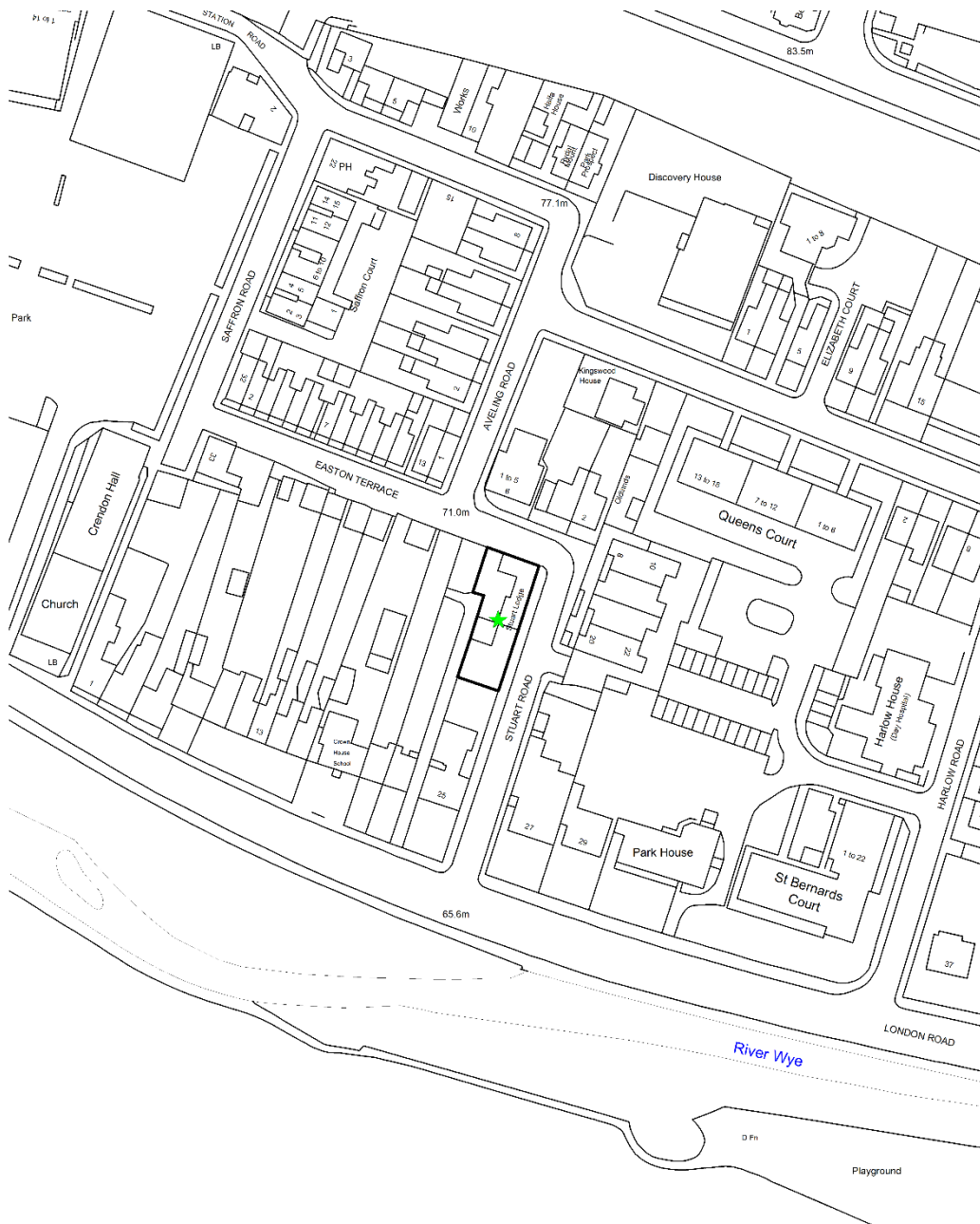
Other Representations

Local residents have objected to this development on the grounds of:

- Lack of parking
- Overlooking
- Lack of separation distances
- Drainage issues

APPENDIX B: Site Location Plan

22/08177/FUL
Scale 1/1250



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