



East Buckinghamshire Area Planning Committee agenda

Date: Tuesday 6 December 2022

Time: 6.30 pm

Venue: Amersham Council Chamber, King George V House, King George V Road,
Amersham HP6 5AW

Membership:

I Darby, M Fayyaz, M Flys (Vice-Chairman), G Harris, C Jones, J MacBean, J Rush, M Stannard, H Wallace, L Walsh, J Waters (Chairman) and S Wilson

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Agenda Item	Page No
1 Apologies for absence	
2 Declarations of interest	
3 Minutes of the previous meeting To agree the minutes of the meeting held on 19 July 2022 as an accurate record.	3 - 6
Applications to be determined	
4 WITHDRAWN. PL/22/0835/FA - The Beacon School, Amersham Road, Chesham Bois, Buckinghamshire, HP6 5PF This application has been withdrawn.	
5 PL/22/2702/FA - Tinto, 25 Wheelers Orchard, Chalfont St Peter, Buckinghamshire, SL9 0HL	7 - 20
6 WITHDRAWN PL/22/2881/VRC - Kerns, 11 Woodlands Drive, Knotty Green, Buckinghamshire, HP9 1JY This application has been withdrawn.	
7 PL/22/2882/VRC - Kerns, 11 Woodlands Drive, Knotty Green, Buckinghamshire, HP9 1JY	21 - 34
8 Date of next meeting Tuesday 3 January 2023 at 6.30pm	

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



East Buckinghamshire Area Planning Committee minutes

Minutes of the meeting of the East Buckinghamshire Area Planning Committee held on Tuesday 19 July 2022 in Amersham Council Chamber, King George V House, King George V Road, Amersham HP6 5AW, commencing at 6.30 pm and concluding at 8.08 pm.

Members present

I Darby, M Flys (Vice-Chairman), G Harris, C Jones, J MacBean, M Stannard, H Wallace, L Walsh, J Waters (Chairman) and S Wilson

Others in attendance

M Aughterylony, R Binstead, L Lee Briggs, M Shires, H Thomas and A Wilson

Apologies

M Fayyaz and J Rush

Agenda Item

- 1 Appointment to the East Buckinghamshire Area Planning Committee**
Members noted the appointment of Councillor Heather Wallace to the East Buckinghamshire Area Planning Committee for the Municipal Year 2022/2023.
- 2 Declarations of interest**
None.
- 3 Minutes of the previous meeting**
The minutes of the East Buckinghamshire Area Planning Committee meeting held on 31 May 2022 were agreed as a correct record.
- 4 PL/22/0945/FA - 345 Waterside, Chesham, Buckinghamshire, HP5 1QE**
Single storey front extension to the property and resurfacing of front garden.

This application was the subject of a site visit.

Members voted unanimously in favour of the motion to refuse the application for the following reason:

1. The application property comprises an end of terrace dwelling sited in a row

of similar properties with a linear form and consistent front building line. By reason of its scale and siting, forward of the principal elevation, the proposed extension would appear as an odd and discordant addition to the building at odds with its linear form and front building line. The extension would therefore appear as an overly prominent and intrusive addition and would adversely affect the character and appearance of the area. This refers to policies GC1, H13, H15 CS20 and Section 12 of the National Planning Policy Framework (NPPF).

Speaking in objection: Mr P Porter, Mr P Bolden, Mrs M Bolden
Speaking as applicant: Mr S Tideswell

It was proposed by Councillor J MacBean and seconded by Councillor M Stannard.

Resolved: that the application be refused for the reasons given above.

- 5 PL/22/1319/FA - Woodside Junior School, Mitchell Walk, Amersham, Buckinghamshire, HP6 6NW**
Installation of running track on the school field.

This application was the subject of a site visit.

Members noted an update in relation to this application.

Members voted unanimously in favour of the motion that conditional permission be granted subject to the conditions and informative in the officer's report with an amendment of Condition 2 that the track shall be of a specified permeable surface as proposed by the applicant.

Speaking as Applicant / Agent: Mrs D Milner, Mrs G Nickless

It was proposed by Councillor I Darby and seconded by Councillor S Wilson.

Resolved: that conditional permission be granted subject to the conditions and informative in the officer's report with an amendment of Condition 2 that the track shall be of a specified permeable surface as proposed by the applicant.

- 6 PL/22/1612/FA - The Chilterns Crematorium, Whielden Lane, Amersham, Buckinghamshire, HP7 0ND**
2 extract fans with cowls (approx. 575mm in height) to be installed on the rear crematory roof, above the cremators, located within the roof valleys of the building - one lower pitch & one higher pitch. The cowls will be 176mm above the lower ridge line, but 105mm below the higher ridge line.

Members voted unanimously in favour of the motion that conditional permission be granted subject to the conditions listed in the officer's report.

Speaking as Applicant / Agent: Ms L Vallis, Mr M Reynolds

It was proposed by Councillor J MacBean and seconded by Councillor M Stannard.

Resolved: that the application be granted conditional permission in accordance with the officer recommendation.

7 Date of next meeting

Tuesday 16 August 2022 at 6.30pm.

8 Availability of Members Attending Site Visits (if required)

Resolved: that in the event it was necessary to arrange site visits on Monday 15 August 2022 in respect of the agenda for the meeting to be held on Tuesday 16 August 2022, that all Members be invited to attend.

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Report to East Area Planning Committee

Application Number:	PL/22/2702/FA
Proposal:	Single and double storey side and rear extensions and porch extension
Site location:	Tinto 25 Wheelers Orchard Chalfont St Peter Buckinghamshire SL9 0HL
Applicant:	Mr Ramesh Singamshetti
Case Officer:	Alex Wilson
Ward affected:	Chalfont St Peter
Parish-Town Council:	Chalfont St Peter Parish Council
Valid date:	8 August 2022
Determination date:	9 December 2022
Recommendation:	Conditional permission

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 This application seeks permission for single and two storey side and rear extensions and porch extension. The scheme has been amended since its submission to remove reference of three balconies.
- 1.2 The application is before the Planning Committee as Councillor Darby has indicated that she would like the application heard before Committee regardless of the Officer's recommendation.
- 1.3 The recommendation for the proposal is to grant conditional permission.

2.0 Description of Proposed Development

- 2.1 This application seeks permission for single and two storey side and rear extensions and porch extension.
- 2.2 The part two storey rear extension would attach to the south western elevation of the dwelling (to the north western side of the proposed two storey side extension) and would incorporate a gable ended roof to match that of the main dwelling roof form. The extension would approximately measure 4.95 metres in width, 2.93 metres in depth, an eaves height of 5.2 metres and a roof ridge height of 7.03 metres.
- 2.3 The part single storey side/rear extension would attach to the north western and south western elevations of the dwelling (to the north western side of the two storey rear

extension) and would feature a pitched roof incorporating rooflights. The extension would approximately measure a maximum width of 3.45 metres, a maximum depth of 9.19 metres, an eaves height of 2.4 metres and a roof ridge height of 2.8 metres.

- 2.4 The two storey side extension would attach to the south eastern elevation of the dwelling and would incorporate a subservient gable ended roof, being 0.53 metres lower than the main roof ridge. The side extension would approximately measure 3.3 metres in width, 7.13 metres in depth, an eaves height of 5.2 metres and a roof ridge height of 6.5 metres.
- 2.5 The front porch extension would attach to the north eastern elevation of the dwelling and would feature a gable ended roof. The porch would approximately measure 2.93 metres in depth, 1.884 metres in width, an eaves height of 2.5 metres and a roof ridge height of 3.05 metres.
- 2.6 As aforementioned, the application has been amended since its submission to remove reference of three balconies. Three windows have now been added to the south western elevation of the two storey side/rear extension at first floor level, with the windows at either side being indicated to be obscurely glazed and non-opening up to 1.7 metres above the floor area in which they would be situated.

3.0 Relevant Planning History

- 3.1 None.

4.0 Summary of Representations

- 4.1 Five letters of objection have been received - main points summarised below:
 - Extensions are large; restriction of light and sun into neighbouring dining room/kitchen/front bedroom; overbearing impact.
 - Balconies will have negative impact on privacy.
 - Overlooking into neighbouring garden.
 - Concerns regarding construction traffic and impact on shared driveway.
 - Concerns regarding noise pollution and impact on residents.
- 4.2 A letter by 'MZA Planning' on behalf of a resident has been received - main points summarised below:
 - Proposed extension would be significant in scale and heavy in terms of its brick-built construction.
 - Out of character; out of scale with original dwelling; footprint shape alien.
 - L-shaped extension would result in an awkward roof arrangement.
 - Fails to respect pattern of development of Wheelers Orchard.
 - Building mass moved closer to No. 23; considerably taller than existing boundary treatment between the two sites; solid brick structure in very close proximity to boundary.
 - Oppressive impact; overbearing and dominance would be directly contract to policies that seek to safeguard amenities of neighbours.
 - Significant reduction to level of daylight and sunlight to habitable rooms of No. 23 due its north-facing orientation.
 - No Daylight and Sunlight Assessment submitted

5.0 Policy Considerations and Evaluation

- National Planning Policy Framework (NPPF), July 2021

- National Design Guidance, October 2019
- Core Strategy for Chiltern District - Adopted November 2011:
- Chiltern District Local Plan adopted 1 September 1997 (including alterations adopted 29 May 2001), consolidated September 2007 and November 2011
- Chalfont St Peter Neighbourhood Plan
- Chiltern and South Bucks Community Infrastructure Levy (CIL) Charging Schedule

Principle and Location of Development

Core Strategy Policies:

CS4 (Ensuring that Development is Sustainable)

CS20 (Design and Environmental Quality)

Local Plan Saved Policies:

GC1 (Design of development)

H13 (Extensions to dwellings in the built-up areas excluded from the Green Belt and in Policy GB4 and GB5 in the Green Belt)

- 5.1 The application site is located to the south western side of Wheelers Orchard, which is a cul-de-sac in Chalfont St Peter. The applicant property is a detached two storey dwellinghouse featuring a gable ended roof, with a long catslide 'Scandinavian style' roof, and a flat roofed front garage. There is also flat roofed side and rear ground floor built form.
- 5.2 Wheelers Orchard is characterised by residential dwellings of which are all similar in terms of style and architecture, with some other examples having a long side catslide roof projection. The application site is located within an Open Plan Suburban designated area, as identified within the Chiltern & South Bucks Townscape Character Study, which are typically of late 1960s-1970s development where there is a sense of space and openness to the front of the properties with no boundary treatment between the buildings and the street.
- 5.3 The site is located in the built up area of Chalfont St Peter where extensions to existing dwellings are acceptable in principle subject to complying with the relevant Policies of the Development Plan.

Raising the quality of place making and design

Core Strategy Policies:

CS4 (Ensuring that the development is sustainable)

CS20 (Design and environmental quality)

Local Plan Saved Policies:

GC1 (Design of development)

GC4 (Landscaping)

H11 (Distance between flank elevation(s) of a proposed multi-storey dwelling and boundary of dwelling's curtilage)

H13 (Extensions to dwellings in the built-up areas excluded from the Green Belt and in Policy GB4 and GB5 areas in the Green Belt - general policy)

H15 (Design and siting of extensions)

H16 (Distance between multi-storey or upper floor side and/or rear extensions and boundary of dwelling curtilage)

H17 (Distance between single storey side extensions and boundary of dwelling curtilage)

- 5.4 Local Plan Policy GC1 refers to the design and appearance of the development and requires all proposals to be assessed with regard to the scale of development, height, siting and relationship with adjoining boundaries and highway, car parking, materials, form, detailing of building work in sensitive locations and design against crime.
- 5.5 Local Plan Policy H13 states that extensions to dwellings within built-up areas will be acceptable providing that the character and appearance of the street scene would not be adversely affected. Additionally, Policy H15 requires that extensions respect the scale and proportion of the existing dwelling, with external materials that should harmonise well with the existing dwelling. Additionally, Policies H11 and H16 refer to a minimum of a 1 metre distance being retained to a side boundary at first floor level.
- 5.6 The Householder Development SPD advises that an important goal for any extension should be to harmonise with a building, striking a balanced visual relationship with its existing features and integrating in such a way that it does not adversely affect the character and appearance of the locality. Methods to achieve this include ensuring that an extension respects the scale and proportions of an existing building and relates well to the characteristics of a site in terms of its size and shape. The SPD also advises that extensions should avoid appearing excessively large in width and depth, particularly when it is visible within the streetscene, and that, where an extension could add to the visual bulk and depth of a building, attempts should be made to add visual breaks to an extension.
- 5.7 Further guidance on design issues can be found in the National Design Guide, 2019 (NDG). This sets out the ten characteristics of beautiful, enduring and successful places; three of which are "Context" (enhances the surroundings), "Identity" (attractive and distinctive) and "Built form" (a coherent pattern of development). Context is defined as the location of the development and the attributes of its immediate, local and regional surroundings. The NDG states that well-designed places are based on a sound understanding of the features of the site and the surrounding context, and should be integrated into their surroundings so they relate well to them. Further, it identifies that built form defines a pattern of streets and development blocks and that it is important to consider the layout and grain of buildings and spaces, in order to integrate new development into the existing character. Paragraph 25 highlights that the form of a building or a space has a relationship with the form of the wider place where it is sited.
- 5.8 In terms of the importance of looking at the wider street characteristics in this case, Paragraph 39 of the NDG emphasises that well-designed places are based on a sound understanding of the features of the site and the surrounding context, with well-designed places integrated into their surroundings so they relate well to them in terms of identity and character. This is expanded upon in Paragraph 49, which states that the identity or character of a place comes from the way that the buildings, streets and spaces, landscape and infrastructure combine together and how people experience them.
- 5.9 The site lies within an Open Plan Suburban area, as defined in the Council's Townscape Character Assessment, 2017 (TCA). It is characterised by its sense of space and openness with no boundary treatment between buildings and the roads. The main planning and design principles for this typology area include:
 - Retain existing pattern of open plan landscaped frontages. The Introduction of enclosing boundary treatments should be avoided.

- Piecemeal redevelopment of individual plots or infill proposals may dilute the uniform character. New build development should be carefully designed to reflect the character, form and materials of the existing buildings.
 - Parking should be carefully integrated into these areas to avoid the introduction of hard landscaped front gardens to accommodate cars.
 - Grass verges and soft landscaping should be retained.
 - Preserve wooded backdrops that contribute to landscape character.
- 5.10 Additionally, the Study states that development that does not relate well to the predominant architectural style of the area is a threat to the character of the area, in terms of introducing different types and scales of architecture.
- 5.11 It is acknowledged that third party correspondence has been received citing objections in respect to a detriment upon the character of both the host dwellinghouse and the wider area.
- 5.12 The two storey side/rear extension would extend modestly rearwards being part in situ of the existing single storey rear built form. Similarly, the two storey side extension is considered to have a moderate sideward projection. Gable ended roof forms are used for both extensions, which are considered to be in keeping with the host dwelling, and the matching eaves level and subservient ridge height of the two storey side extension would not be highly prominent within the street scene. The single storey side/rear extension and porch are considered to be subordinate in form and scale. Furthermore, the footprint of the extensions are considered as being proportionate to the host dwelling.
- 5.13 In terms of the distance to the boundary, Policies H11 and H16 refer to a minimum of a 1 metre distance being retained to a side boundary at first floor level. In this case, the distance between the flank elevations of the two storey rear/first floor extensions and the flanked common boundaries appears to meet this minimum requirement. It is noted, however, that the two storey side extension would be sited closed to No. 23 (south eastern neighbour). Whilst this extension would be close to the neighbouring building, the setback of the side extension from the principal elevation of approximately 2.3 metres is considered sufficient to ensure that the two buildings do not appear as one when viewed from the street. It is also noted there is a similar smaller gap between the two dwellings on the other corner of this cul-de-sac. As such, the extensions are not considered to cause visual coalescence with the neighbouring building nor appear cramped within the plot.
- 5.14 The proposed fenestration is considered to be in keeping with the dwelling, including the amended first floor rear fenestration. Matching materials will be used as part of the works.
- 5.15 Overall, the works are considered to be in keeping with the host dwelling and would not result in a discordant form of development. Accordingly, the character and appearance of the locality would not be detrimentally affected.

Amenity of existing and future residents

Local Plan Saved Policies:

GC3 (Protection of amenities)

H13 (Extensions to dwellings in the built-up areas excluded from the Green Belt and in Policy GB4 and GB5 areas in the Green Belt - general policy)

H14 (Safeguarding the amenities of neighbours in relation to extensions)

- 5.16 The adopted Residential Extensions and Householder Development SPD states that developments should not dominate neighbouring properties, or result in important windows serving habitable rooms being presented with a building that appears visually intrusive or overbearing. A development should also not appear overbearing or visually intrusive when from neighbouring dwellings and/or their garden.
- 5.17 Furthermore, Local Plan Policy GC3 refers to the protection of amenities. It states that where amenities are impaired to a significant degree, planning permission will be refused.
- 5.18 In association with the assessment of potential loss of light and overshadowing, guidance within the Building Research Establishment (BRE) Report "Site layout planning for daylight and sunlight: a guide to good practice" (2011) would be utilised as a standard for assessing acceptable levels of visual amenity with concern to loss of light. In accordance with BRE Report guidance, a 45 degree line drawn from the mid-point of the closest rear facing window of any adjoining property to a two storey extension should not be intersected. Furthermore, a two storey extension should not appear overbearing when viewed from any neighbouring property.
- 5.19 It should also be noted any habitable rooms, including bedrooms, should have adequate levels of amenity. For instance, a bedroom should be served by a clear openable window, not to the detriment of the privacy of any neighbour.
- 5.20 It is acknowledged that third party correspondence has been received citing objections in respect to a detriment to neighbour amenity. In summary, the objections include overbearing impact, loss of light, overlooking and a reduction of privacy.
- 5.21 The south eastern common boundary shared with No. 23 is tapered, with the gap between the boundary and built form widening towards the rear of the gardens. The two storey side/rear extension would be sited a minimum distance of approximately 3.5 metres from this common boundary. It is noted that this area of the neighbouring garden (No. 23) is to the side of the dwellinghouse and does not form the main amenity area, which is to the rear of No. 23. The proposed extension would be sited well away from the main rear amenity area serving No. 23. Furthermore, it is noted that there are no windows along the south western elevation of No. 23.
- 5.22 Similarly, the two storey rear extension would be sited approximately 3.5 metres away from the north western common boundary shared with No. 28. A single storey side/rear element will be located close to this boundary, however given its moderate height and a gap (approximately 1.5 metres) is still maintained, this element is not considered to be highly prominent or obtrusive when viewed from the north western neighbouring site.
- 5.23 Given the siting of the first floor/two storey extensions away from the common flank boundaries and their moderate size and scale, including not extending significantly into the rear garden, it is not considered that the proposed works would cause an overbearing impact upon neighbours. In respect to concerns of a possible loss of light, as aforementioned the two storey extensions are sited sufficiently away from the common boundaries and as such are not considered to detrimentally affect light levels for the neighbouring sites. Concerns have been raised regarding the impact on No. 23, but due to the orientation, with No. 23 being located to the South of the application property, overshadowing would not occur. The extensions are also set sufficiently

away from the windows serving habitable rooms of the flanking neighbouring dwellings.

- 5.24 The originally proposed Juliet balconies have been removed from the proposal, with regular windows being proposed at first floor level to the rear elevation of the two storey side/rear extension. It is acknowledged that neighbouring properties (along Gravel Hill) and their rear gardens to the rear of the site are set at a lower level than the application site. The distance between the rear elevation of the two storey extension and the rear boundary would be approximately 11 metres. Given the inclusion of two outer obscurely glazed/non-openable windows (up to 1.7 metres above floor level) and a singular central clear glazed and openable window to allow for adequate amenity for 'Bedroom 1', it is considered that there would not be a significant impact of overlooking onto the neighbouring sites to the rear compared to the existing situation. A condition shall be recommended restricting the installation of additional north western, south eastern and south western (sides and rear) first floor windows (or above) to the extensions.

Transport matters and parking

Buckinghamshire Parking Guidance September 2015

- 5.25 As per the Buckinghamshire Parking Standards (September 2015), three parking spaces are required for this level of development. Given the level of hardstanding to the front of the property which can accommodate two vehicles, and the retention of the garage for parking, it is considered that there would be an adequate level of parking available, having regard to the Council's standards. A condition shall be recommended ensuring that the existing hardstanding and garage shall be retained and reserved for the parking of vehicles.
- 5.26 In respect to concerns regarding construction traffic (including noise), it is deemed appropriate to add an informative advising the applicant of the Considerate Constructors Scheme.

Ecology

Core Strategy Policies:

CS4 (Ensuring that development is sustainable)

CS24 (Biodiversity)

- 5.27 Informatives are recommended in respect to the applicant's duty in the event for the discovery of protected species including bats and birds during construction.

6.0 Weighing and balancing of issues / Overall Assessment

- 6.1 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.
- 6.2 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
- 6.3 As set out above it is considered that the proposed development would accord with most of the development plan policies.
- 6.4 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.

7.0 Working with the applicant / agent

- 7.1 In accordance with paragraph 38 of the NPPF (2021) the Council approach decision-taking in a positive and creative way taking a proactive approach to development proposals focused on solutions and work proactively with applicants to secure developments.
- 7.2 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.
- 7.3 In this instance:
- The applicant was provided with pre-application advice;
 - The applicant/agent was updated of any issues after the initial site visit;
 - The applicant was provided the opportunity to submit amendments to the scheme/address issues;
 - The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.

8.0 Recommendation: Conditional Permission

Subject to the following conditions:-

1. The development to which this permission relates must be begun before the expiration of three years from the date of this permission.
Reason: To prevent the accumulation of unimplemented planning permissions, to enable the Local Planning Authority to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 91 (1) of the Town & Country Planning Act 1990, as amended.
2. The materials to be used in the external construction of the development hereby permitted shall match the size, colour and texture of those of the existing building.
Reason: To ensure that the external appearance of the enlarged building is not detrimental to the character of the locality.
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order, with or without modification), no windows/dormer windows other than those expressly authorised by this permission, or as subsequently agreed in writing by the local planning

authority, shall be inserted or constructed at any time at first floor level or above in the north western, south eastern and south western elevations of the extensions hereby permitted.

Reason: To protect the amenities and privacy of the adjoining property.

4. Before the first occupation of the extensions hereby permitted the two outer windows at first floor level in the south western (rear) elevation shall be fitted with obscured glazing and any part of the windows that are less than 1.7 metres above the floor of the room in which they are installed shall be non-opening. The windows shall be permanently retained in that condition thereafter unless agreed in writing by the Local Planning Authority.

Reason: To protect the amenities and privacy of the adjoining property.

5. The existing hardstanding to the front of the dwelling and garage shall be reserved for the parking of vehicles in connection with the residential occupation of the dwelling and shall not be used for any other purpose or made smaller in size.

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles clear of the highway.

6. This permission relates to the details shown on the approved plans as listed below:

List of approved plans:

<u>Received</u>	<u>Plan Reference</u>
28 Jul 2022	25WO01 Rev 5
17 Oct 2022	25WO02 Rev 8
28 Jul 2022	55WO03 Rev 5
17 Oct 2022	55WO04 Rev 7
9 Aug 2022	55WO05 Rev 1
9 Aug 2022	55WO06 Rev 5
28 Jul 2022	LOCATION PLAN
28 Jul 2022	SITE PLAN

and in accordance with any other conditions imposed by this planning permission.

Reason: To ensure that the development is carried out in accordance with the details considered by the Local Planning Authority.

INFORMATIVE(S)

1. The Council is the Charging Authority for the Community Infrastructure Levy (CIL). CIL is a charge on development; it is tariff-based and enables local authorities to raise funds to pay for infrastructure.

If you have received a CIL Liability Notice, this Notice will set out the further requirements that need to be complied with.

If you have not received a CIL Liability Notice, the development may still be liable for CIL. Before development is commenced, for further information please refer to the following website <https://www.chiltern.gov.uk/CIL-implementation> or contact 01494 475679 or planning.cil.csb@buckinghamshire.gov.uk for more information.

2. The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to: deliberately capture, injure or kill a bat; intentionally, recklessly or deliberately disturb a

roosting or hibernating bat; intentionally or recklessly obstruct access to a roost. Planning consent for a development does not provide a defence against prosecution under these acts. Buildings, other structures and trees may support bats and their roosts. Where proposed activities might result in one or more of the above offences, it is possible to apply for a derogation licence from Natural England. If a bat or bat roost is encountered during works, all works must cease until advice has been sought from Natural England, as failure to do so could result in prosecutable offences being committed.

3. The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act. Buildings, trees and other vegetation are likely to contain nesting birds between 1st March and 31st August inclusive.
4. Due to the close proximity of the site to existing residential properties, the applicants' attention is drawn to the Considerate Constructors Scheme initiative. This initiative encourages contractors and construction companies to adopt a considerate and respectful approach to construction works, so that neighbours are not unduly affected by noise, smells, operational hours, vehicles parking at the site or making deliveries, and general disruption caused by the works.

By signing up to the scheme, contractors and construction companies commit to being considerate and good neighbours, as well as being clean, respectful, safe, environmentally conscious, responsible and accountable. The Council highly recommends the Considerate Constructors Scheme as a way of avoiding problems and complaints from local residents and further information on how to participate can be found at www.ccscheme.org.uk.

APPENDIX A: Consultation Responses and Representations

Councillor Comments

Received 6th September 2022:

'I wish to call this application in to committee if the officers recommend granting permission.

The proposals are detrimental to the neighbouring properties, in particular no 23 which is north facing and already quite dark. The proposed side extension will take away much needed light and produce a cramped appearance to the street scene.

The proposed balconies appear to produce an unacceptable degree of overlooking on this sloping site.'

Received 9th November 2022:

'My call in request still stands after reviewing the revised plans:

The proposals are detrimental to the neighbouring properties, in particular no 23 which is north facing and already quite dark. The proposed side extension will take away much needed light and produce a cramped appearance to the street scene.'

Chalfont St Peter Parish Council Comments

Received 6th September 2022:

'Object

Loss of light to number 23

Overlooking'

Consultation Responses

N/A

Representations

Other Representations

Five letters of objection have been received - main points summarised below:

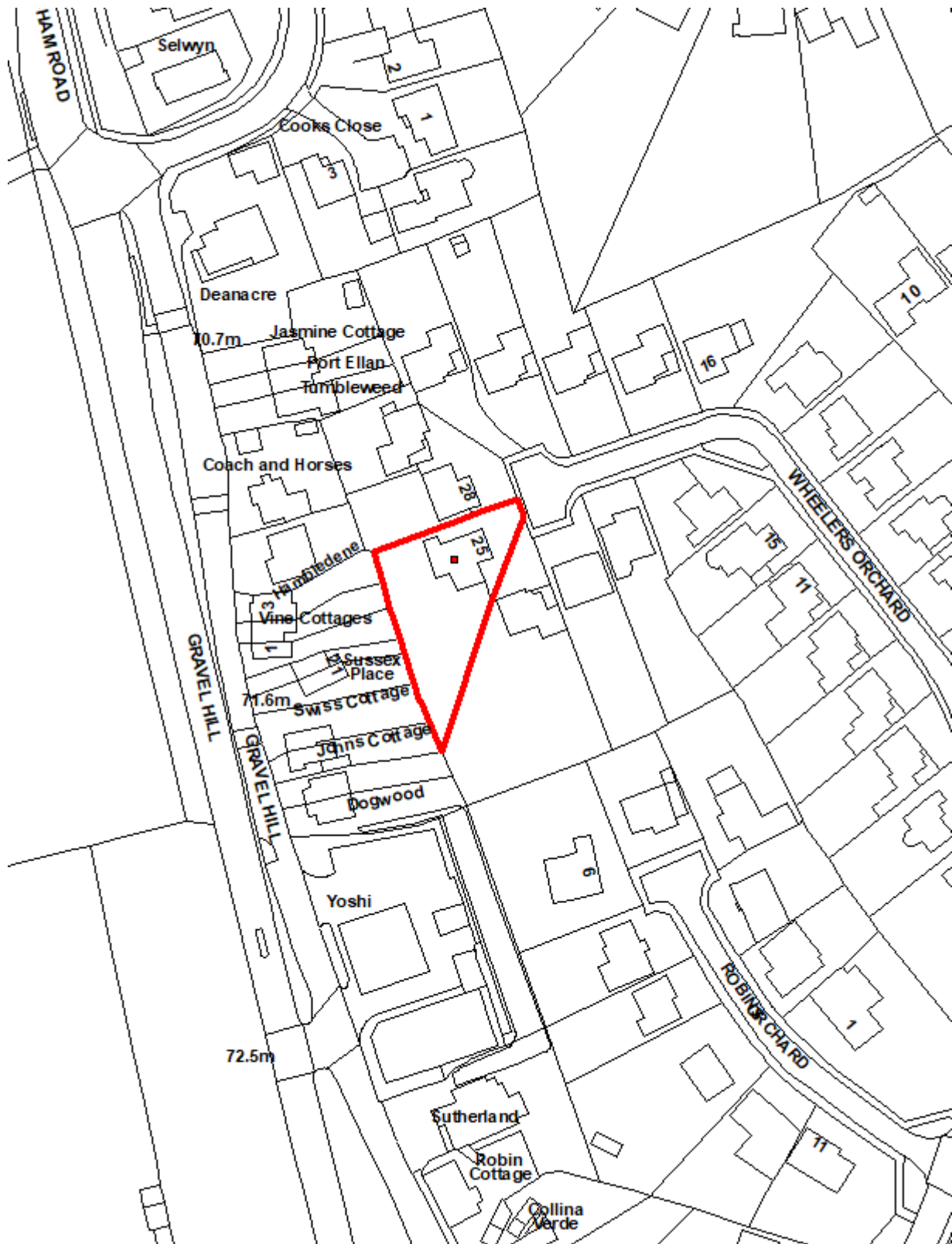
- Extensions are large; restriction of light and sun into neighbouring dining room/kitchen/front bedroom; overbearing impact.
- Balconies will have negative impact on privacy.
- Overlooking into neighbouring garden.
- Concerns regarding construction traffic and impact on shared driveway.
- Concerns regarding noise pollution and impact on residents.

A letter by 'MZA Planning' on behalf of a resident has been received - main points summarised below:

- Proposed extension would be significant in scale and heavy in terms of its brick-built construction.
- Out of character; out of scale with original dwelling; footprint shape alien.
- L-shaped extension would result in an awkward roof arrangement.
- Fails to respect pattern of development of Wheelers Orchard.

- Building mass moved closer to No. 23; considerably taller than existing boundary treatment between the two sites; solid brick structure in very close proximity to boundary.
- Oppressive impact; overbearing and dominance would be directly contrary to policies that seek to safeguard amenities of neighbours.
- Significant reduction to level of daylight and sunlight to habitable rooms of No. 23 due to its north-facing orientation.
- No Daylight and Sunlight Assessment submitted

APPENDIX B: Site Location Plan



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Report to East Area Planning Committee

Application Number:	PL/22/2882/VRC
Proposal:	Variation of Condition 2 (Approved Plans) of Planning Appeal Ref: APP/X0415/W/19/3219988 (Demolition of an existing dwelling and erection of two new semi-detached family dwellings with associated amenity space and car parking) to allow for amendments to the scheme including increase in depth to ground floor level single-storey rear projections in line with Permitted Development Rights available to the completed development.
Site location:	Kerns 11 Woodlands Drive Knotty Green Buckinghamshire HP9 1JY
Applicant:	4 Lee's Ltd
Case Officer:	Melanie Beech
Ward affected:	Penn Wood & Old Amersham
Parish-Town Council:	Penn Parish Council
Valid date:	11 August 2022
Determination date:	8 December 2022
Recommendation:	Application PL/22/2882/VRC be delegated to the Director of Planning, Growth & Sustainability to approve, subject to conditions and the satisfactory prior completion of a Section 106 Agreement. If the Section 106 Agreement cannot be completed the application be refused for such reasons as considered appropriate.

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 Planning permission for development on this site was previously refused by the Planning Committee but subsequently allowed on appeal for "redevelopment of site to provide a pair of semi-detached dwellings, served by new access, gates, associated amenity space and car parking (reference CH/2018/0825/FA) dated 24th September 2019. Condition 2 of that permission requires the development to be built in accordance with the approved plans.

- 1.2 This application is submitted under Section 73 of the Town and Country Planning Act 1990 which allows conditions of an existing planning permission to be varied or removed. The application seeks to vary condition 2 of the original permission to substitute the approved plans with a new set of plans showing various amendments. The proposed amendments include an increase in depth at ground floor level, alterations to the ground floor side windows, and the conversion of the garages to studies.
- 1.3 The principle of erecting two semi-detached dwellings on this site has already been established by the appeal decision and therefore the only issues to consider in determining this application are whether the effects of the proposed variations on material planning matters are acceptable.
- 1.4 Councillor Waters has called the application to Committee because he has concerns that the expansion of the properties and the proposed loss of garages means that both properties fall below the parking standards by one space (a loss of 2 spaces against the original planning permission).
- 1.5 The following report sets out the officer's assessment which determines that the proposed variations do not have an adverse impact on the character of the area, amenity of neighbouring properties or on highway matters. This assessment has been made in consultation with the Highway Authority who raise no objection to the application.
- 1.6 The site is within the Zone of Influence of the Burnham Beeches Special Area of Conservation (SAC) which means that, based on advice from Natural England, developers will need to make a financial contribution towards the Council's Strategic Access Management and Monitoring Strategy (SAMMS) which seeks to mitigate the potential adverse impact of the development on the SAC.
- 1.7 Based on the officer's assessment, it is considered that the proposal complies with the relevant Development Plan policies and therefore it is recommended that the application is deferred for approval, subject to completion of a planning agreement to secure the financial contribution to the SAMMS.
- 1.8 Essentially, this is the same as the previous application on the same Committee agenda, ref. PL/22/2881/VRC, but without the dormer structure across the rear.

2.0 Description of Proposed Development

- 2.1 The application site is located on the southern side of Woodlands Drive within the built up area of Knotty Green, surrounded by residential development. The house which previously occupied the site has been demolished and work has commenced on the development which was allowed at appeal (dated 24th September 2019) for "redevelopment of site to provide a pair of semi-detached dwellings, served by new access, gates, associated amenity space and car parking" (reference CH/2018/0825/FA).
- 2.2 Condition 2 of that permission requires the development to be carried out in accordance with the approved plans. This application is submitted under Section 73 of the Town and Country Planning Act 1990 and seeks to vary condition 2 by submitting revised plans which will substitute the approved plans. The revised plans show the following alterations to the approved scheme:
 - An increase in depth to the ground floor of 1.5m

- An increase in depth to the single storey rear projections of 3m
- The addition of two ground floor windows on the side elevations
- The proposed integral garages are now studies.

3.0 Relevant Planning History

- 3.1 CH/2018/0825/FA - Redevelopment of site to provide a pair of semi-detached dwellings, served by new access, gates, associated amenity space and car parking – refused permission but allowed on appeal, 24th September 2019.
- 3.2 PL/22/2163/CONDA - Application for approval of Condition 3 (detailed plans including cross section) and 9 (ecological enhancements) of Planning Application CH/2018/0825/FA, Appeal Approval Ref. APP/X0415/W/19/3219988 – Conditions accepted 2nd August 2022.
- 3.3 PL/22/2892/CONDA - Application for approval of condition 4 (external facing and roofing materials) of planning application Application CH/2018/0825/FA, Appeal Approval Ref. APP/X0415/W/19/3219988 – Condition accepted 3rd November 2022.
- 3.4 PL/22/2881/VRC - Variation of Condition 2 (Approved Plans) of Planning Appeal Ref: APP/X0415/W/19/3219988 (Demolition of an existing dwelling and erection of two new semi-detached family dwellings with associated amenity space and car parking) to allow for amendments to the scheme including increase in depth to ground floor level single-storey rear projections and new dormer at rear roof level in line with Permitted Development Rights available to the completed development – Pending Decision.

4.0 Summary of Representations

- 4.1 At the time of drafting this report, 15 representations have been made on the application. A summary of these comments is set out in Appendix A.
- 4.2 Penn Parish Council raise a strong objection to the application as there is an increase in scale and bulk to the rear form, and parking provision is inadequate. They consider that the changes do not fall within permitted development rights as the property is yet to be built. Changes should be the subject of a new application, otherwise the properties should be built in accordance with the approved plans and to do otherwise would be a breach of planning conditions.
- 4.3 The Highway Authority raise no objection to the proposed variation. They note that in accordance with the Buckinghamshire County Wide Parking Guidance, the standard is for three car parking spaces per dwelling. Two spaces per dwelling are provided on the hardstanding to the front of the properties which therefore results in a shortfall of one space per dwelling. However, given the location of the site within a 10-minute walk of Beaconsfield Town Centre and railway station, and the absence of parking restrictions on Woodlands Drive, the Highway Authority are not in a position to recommend refusal on this matter, as the slight shortfall would not result in a highway safety issue.
- 4.4 It is understood that a parking review is currently taking place in the area but at the present time, there is no guarantee that parking restrictions will be implemented in future, or indeed what type of restrictions they may be.

5.0 Policy Considerations and Evaluation

- National Planning Policy Framework (NPPF), February 2019
- National Design Guide, October 2019

- Core Strategy for Chiltern District - Adopted November 2011
- Chiltern District Local Plan adopted 1 September 1997 (including alterations adopted 29 May 2001), consolidated September 2007 and November 2011
- Chiltern and South Bucks Community Infrastructure Levy (CIL) Charging Schedule
- Chiltern and South Bucks Townscape Character Study, November 2017
- Buckinghamshire Countywide Parking Guidance September 2015

Principle and Location of Development

Core Strategy Policies:

CS1 (The spatial strategy),

CS2 (Amount and distribution of residential development 2006-2026)

Local Plan Saved Policies:

H3 (Provision of new dwellings in the built-up areas excluded from the Green Belt (other than in accordance with Policies H2, H4 & H7))

- 5.1 This application is submitted under Section 73 of the Town and Country Planning Act 1990 which allows conditions of an existing planning permission to be varied or removed. If the application is approved, the effect is the issue of a new planning permission, sitting alongside the original permission, which remains intact and unamended. It is then up to the applicant to decide whether to implement the new permission or the one originally granted.
- 5.2 The National Planning Practice Guidance states that when assessing these types of application, Local Planning Authorities should focus their attention on national or local policies or other material considerations which may have changed significantly since the original permission. In this instance, the relevant Development Plan policies have not changed and therefore the application will be assessed within the same policy framework as the previous application.
- 5.3 In this regard, the site is within the built up area of Knotty Green where, in accordance with Policy H3 of the Local Plan, new dwellings are acceptable in principle, provided there is no conflict with any other policy in the Development Plan and provided the proposed development is compatible with the character of the area by respecting the general density, scale, siting, height and character of buildings in the locality and the presence of trees, shrubs, lawns and verges.
- 5.4 The principle of erecting two dwellings on this site has already been accepted by the appeal decision and therefore the assessment of this application should focus on the effect of the proposed variations on material planning matters.
- 5.5 It is noted that the applicant has referred to Permitted Development rights in the description of the proposed development. It is stated that the proposed variations would be of such a scale that once completed, the occupiers of the new dwellings could implement them without the need for planning permission. Although that may be the case, the dwellings are far from complete and therefore the proposed variations should be assessed on their own merits, although the potential for the changes to be subsequently built anyway, as permitted development, is a material consideration. An additional condition removing further permitted development rights to extend is proposed, given the slightly larger dwellings, which the Appeal Inspector did not include in their decision.

Raising the quality of place making and design

Core Strategy Policies:

CS4 (Ensuring that the development is sustainable)

CS20 (Design and environmental quality)

Local Plan Saved Policies:

GC1 (Design of development)

GC4 (Landscaping)

H11 (Distance between flank elevation(s) of a proposed multi-storey dwelling and boundary of dwelling's curtilage)

- 5.6 As stated above, the principle of erecting a pair of semi-detached houses on this plot has already been established and the applicant can continue to implement that permission in accordance with the approved plans. The proposed variations relate to the rear of the property and therefore the appearance of the dwellings will not alter in comparison to the approved scheme when viewed from the front of the property on Woodlands Drive.
- 5.7 The proposed variations will increase the scale and size of the dwellings but only to the rear at ground floor level. The dwellings will still be set in from the plot boundaries and will still leave large sized rear gardens. As such, it is not considered that the development will appear cramped or out of keeping with the surrounding area.

Amenity of existing and future residents

Local Plan Saved Policies:

GC3 (Protection of amenities)

H12 (Private residential garden areas)

- 5.8 Local Plan Policy GC3 refers to the protection of amenities. It states that the Council will seek to achieve good standards of amenity for the future occupiers of that development and to protect the amenities enjoyed by the occupants of existing adjoining and neighbouring properties.
- 5.9 The proposed rear extensions (including the additional side windows) are all at ground floor level and are no closer to the neighbouring properties than the dwellings which were allowed on appeal. Although the depth of the dwellings has increased at single storey level, they remain set in from the boundaries and are not considered to have an adverse impact on the amenity of the neighbouring properties. It is noted that the rear projections will now be 3 metres closer to the neighbouring property to the rear but this property is set over 50 metres away and the garden is of a sufficient length that this relationship is still considered to be acceptable.
- 5.10 Furthermore, the rear garden for the new dwellings is also still of a sufficient size (well over 15 metres) for future occupiers of the development. As such, no objections are raised to the proposed variations in terms of the impact on residential amenity.

Transport matters and parking

Core Strategy Policies:

CS25 (Dealing with the impact of new development on the transport network)

CS26 (Requirements of new development)

Local Plan Saved Policies:

TR2 (Highway aspects of planning applications)

TR3 (Access and road layout)

TR11 (Provision of off-street parking for developments)

TR15 (Design of parking areas).

Buckinghamshire Countywide Parking Guidance September 2015

- 5.11 Access to the development is from Woodlands Drive and is unaltered from the original permission. The proposed increase in depth to the rear of the new dwellings and the alterations to the ground floor windows do not have any implications for highway matters.
- 5.12 However, the conversion of the garage into a study results in the loss of one car parking space per dwelling. In accordance with the Buckinghamshire Countywide Parking Guidance, the standard is for three car parking spaces per dwelling in this location. Two spaces per dwelling are provided on the hardstanding to the front of the properties which therefore results in a shortfall of one space per dwelling (two in total for the whole development).
- 5.13 In consultation with the Highway Authority, this shortfall is considered to be acceptable in this instance given that Beaconsfield Town Centre and railway station is within a 10-minute walk, and there are no restrictions on the road which enables residents to safely park on the highway. As the Highway Authority confirms there would be no highway safety issues arising from the slight shortfall, in the event of an appeal it would be difficult to defend a reason for refusal based on parking.
- 5.14 It is understood that a parking review is currently taking place in the area but at the present time, there is no guarantee that parking restrictions will be implemented in future, or indeed what type of restrictions they may be. As such, no objections are raised with regard to the proposed variation on the impact on the highway.

Environmental issues

Core Strategy Policies:

CS4 (Ensuring that development is sustainable)

CS24 (Biodiversity)

Local Plan Saved Policies:

NC1 (Safeguarding of nature conservation interests)

- 5.15 The site is within the Zone of Influence of the Burnham Beeches Special Area of Conservation (SAC). Natural England have advised the Council that due to increased recreational pressure from occupiers of new houses, there could be a serious potential conflict between new housing development in this area and the conservation objectives for the protected features of the SAC.
- 5.16 In light of new evidence relating to recreation impacts, Natural England have advised that planning authorities must apply the requirements of The Conservation of Habitats and Species Regulations 2017 (as amended) to new housing within 5.6km of the SAC. Based on this advice, the Council has carried out an Appropriate Assessment for the proposed development, which concludes that the proposed development is likely to have a significant impact upon the integrity of the SAC.
- 5.17 In order to mitigate such impacts, the Council has adopted a Strategic Access Management and Monitoring Strategy (SAMMS) and the Council's approach is set out in the Burnham Beeches Special Area of Conservation Mitigation Strategy Supplementary Planning Document (SPD) which was adopted in March 2020.

- 5.18 The Council considers that the SAMMS, which is supported by Natural England, is robust and capable of mitigating the likely significant effects of the development, provided a financial contribution is made by the developer towards the SAMMS.
- 5.19 The applicant has agreed that they willing to enter into a planning obligation to secure the contribution. A planning obligation will therefore be progressed and completed to secure the financial contribution towards the SAMMS subject to the outcome of the Planning Committee.

6.0 Weighing and balancing of issues / Overall Assessment

- 6.1 The principle of erecting a pair of semi-detached dwellings on this site has already been established and therefore the only consideration to be made in assessing this application is the effect of the proposed variations on material planning matters.
- 6.2 The proposed increase in depth is at ground floor level and to the rear of the properties and therefore the appearance of the development will not alter from the front and when viewed from Woodlands Drive. The dwellings are no closer to the side boundaries of the plot and are still a significant distance to the rear boundary. As such, it is not considered that the proposed variations will make the new dwellings appear cramped or be out of keeping with the surrounding houses. An additional condition removing further permitted development rights is recommended.
- 6.3 With regard to the loss of the garages, it is acknowledged that this results in a shortfall of one car parking space per dwelling in comparison to the parking standards (a total of two for the whole development). However, in consultation with the Highway Authority, it is not considered that this could form a reason for refusal because the site is close to Beaconsfield Town Centre and railway station, and there is opportunity for residents to park safely on the road. The Highway Authority confirm it would not result in a danger to highway safety and therefore it would be difficult to defend an appeal on this issue.
- 6.4 It is noted that the site is within the Zone of Influence of the Burnham Beeches SAC and that the developer is willing to enter into a legal agreement to secure a financial contribution to mitigate the potential adverse impacts of the development.
- 6.5 Based on the above assessment, it is considered that the proposal complies with the relevant Development Plan policies and it is recommended that the application is delegated to Officers to approve, subject to the recommended conditions and the satisfactory prior completion of a Section 106 Agreement.

7.0 Working with the applicant / agent

- 7.1 In accordance with Section 4 of the National Planning Policy Framework, the Council, in dealing with this application, has worked in a positive and proactive way with the Applicant / Agent and has focused on seeking solutions to the issues arising from the development proposal. The Council works with applicants/agents in a positive and proactive manner by:
- offering a pre-application advice service
 - updating applicants/agents of any issues that may arise in the processing of their application as appropriate and, where possible and appropriate, suggesting solutions.
- 7.2 The applicant has agreed to the recommended conditions.

7.3 The following recommendation is made having regard to the above and also to the content of the Human Rights Act 1998.

8.0 Recommendation: Application PL/22/2882/VRC be delegated to the Director of Planning, Growth & Sustainability to approve, subject to conditions and the satisfactory prior completion of a Section 106 Agreement. If the Section 106 Agreement cannot be completed the application be refused for such reasons as considered appropriate.

Subject to the following conditions:-

1. Prior to the implementation of the permission hereby granted, detailed plans, including cross section, showing the existing ground levels and the proposed slab and finished floor levels of the dwellings hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed datum point located outside the application site. Thereafter the development shall not be constructed other than as approved in relation to the fixed datum point.
Reason: To protect, as far as is possible, the character of the locality and the amenity of neighbouring properties.
2. The development hereby permitted shall only be constructed in the materials shown on the Schedule of External Materials Revision A, received by the Council on 21 October 2022 and which were approved under reference PL/22/2892/CONDA.
Reason: To ensure that the external appearance of the development is not detrimental to the character of the locality.
3. The dwellings hereby permitted shall not be occupied until the first floor windows on each flank elevation have been fitted with obscured glazing, and no part of those windows that is less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. Details of the type of obscured glazing shall be submitted to and approved in writing by the local planning authority before the window is installed and once installed the obscured glazing shall be retained thereafter.
Reason: To protect the amenities and privacy of the adjoining properties.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows other than those expressly authorised by this permission shall be constructed on the flank elevations at first floor level.
Reason: To protect the amenities and privacy of the adjoining properties.
5. Prior to the occupation of the development the new access, parking and turning shall be constructed in accordance with the approved plans and shall be permanently maintained for those purposes.
Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development and to enable vehicles to draw off, park and turn clear of the highway.
6. Within one month of the new access being brought into use, the existing access point shall be permanently stopped up by raising the existing dropped kerb or removing the existing bellmouth and reinstating the footway and highway boundary to the same line, level and detail as the adjoining footway and highway boundary and retained thereafter.

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

7. The development shall be undertaken in accordance with the recommended safeguards provided within the Bat Survey produced by Arbtech Consulting Ltd (August 2018) and in accordance with the ecological enhancements shown in the Ecological, Mitigation, Enhancement and Management Plan dated 10th June 2022 prepared by Arbtech (which was approved under application reference PL/22/2163/CONDA).

Reason: In the interests of improving biodiversity in accordance with NPPF and policy 24 of the Chiltern District Core Strategy and to ensure the survival of protected and notable species protected by legislation that may otherwise be affected by the development.

8. Notwithstanding the provisions of Article 3(1) of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order) no development falling within Classes A to B of Part 1 of Schedule 2 to the said Order shall be erected or constructed within the application site unless planning permission is first granted by the Local Planning Authority.

Reason: In order that the Local Planning Authority can properly consider whether any future proposals will constitute overdevelopment of the site or will in any other way be detrimental to the character of the locality or the amenity of neighbouring properties.

9. This permission relates to the details shown on the approved plans as listed below:

List of approved plans:

<u>Received</u>	<u>Plan Reference</u>
8 May 2018	location plan
11 Aug 2022	5544-A102 D
11 Aug 2022	5544-A101 E

and in accordance with any other conditions imposed by this planning permission.

Reason: To ensure that the development is carried out in accordance with the details considered by the Local Planning Authority.

APPENDIX A: Consultation Responses and Representations

Parish Council Comments

“Strong Objection -The scale of changes do not fall within permitted development rights, as they apply to a notional property, which has yet to be built. Changes should be the subject of a new application, otherwise the semis should be built according to the plans approved by the National Planning Inspector, and to do otherwise would be a breach of planning conditions. There is an increase in scale and bulk to the rear form. Parking provision is inadequate, with garage loss, especially given the need for parking and turning.”

Consultation Responses

Highway Authority:

“Thank you for your letter dated 22nd August 2022 with regard to the above planning application. I note the Highway Authority has provided previous comments for this site, most recently for application no. CH/2018/0825/FA, which in a response dated 14th June 2018; the Highway Authority had no objection subject to conditions.

The application seeks planning consent for the variation of condition 2 to allow for a rear extension to the dwellings and the conversion of the proposed garages into habitable accommodation.

Having assessed the submitted plans, the proposed rear extension does not make a difference in highway terms and therefore I have no objection to this part of the proposal.

However, the conversion of the garage into a habitable room does result in the loss of one parking space within the site. It is noted that the site falls on the boundary between Zone B and Zone C within the Buckinghamshire Countywide Parking Guidance; however, given the location of the site which is within a 10-minute walk of Beaconsfield town centre and railway station, it is considered that parking standards for Zone B can be applied in this situation.

In accordance with this, the proposed site requires the provision of 3 parking spaces per dwelling. The external area of hardstanding fronting the dwellings appears to safely accommodate the parking of two vehicles, which therefore results in a shortfall in one parking space per dwelling. Whilst this is not ideal, given the nature of the road which does not benefit from parking restrictions and the ability to safely accommodate two vehicles on the highway if necessary, the Highway Authority is not in a position to recommend refusal on this matter.

Mindful of the above, I have no objection to the variation of condition 2.”

Representations

At the time of drafting this report, 14 representations have been made on the application, which are summarised below:

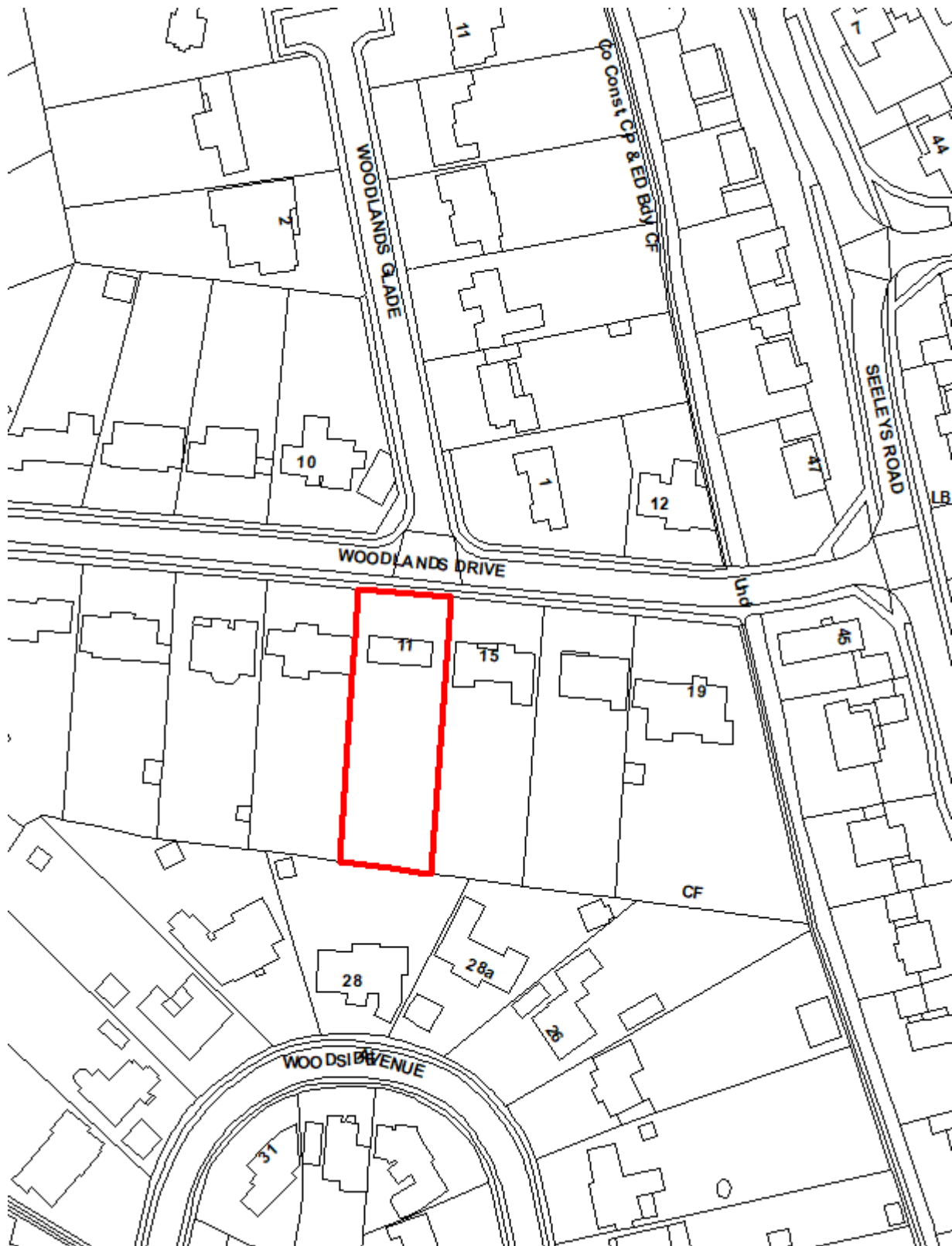
- The proposed changes should be subject to a separate planning application
- The proposals contradict condition 2 of the appeal decision which states that the development shall be built in accordance with the approved plans
- Permitted Development rights should not apply to houses which have not been built
- The increase in the depth of the building is significant
- The increase in size exacerbates the already cramped appearance and overdevelopment of the site
- The design is not compatible with the surrounding houses
- The application is contrary to Policies H3 and GC1

- Loss of garage space results in inadequate parking
- Parking on the road (opposite the junction with Woodlands Glade) will become a hazard
- Dwellings will affect the neighbours in front and back gardens.

Comments on the proposed dormer windows are not relevant to this application as they are only proposed on the other current application which is pending decision (reference PL/22/2881/VRC).

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APPENDIX B: Site Location Plan



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