



East Buckinghamshire Area Planning Committee agenda

Date: Tuesday 30 May 2023

Time: 6.30 pm

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

Membership:

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

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Agenda Item	Page No
1 Appointment of Vice Chairman	
2 Apologies for absence	
3 Declarations of interest	
4 Minutes of the previous meeting To agree the minutes of the meetings held on 31 January 2023 and 17 May 2023 as an accurate record.	3 - 8
Applications to be determined	
5 PL/23/0568/FA - Austenwood Nursing Home, 29 North Park, Chalfont St Peter, Buckinghamshire, SL9 8JL	9 - 24
6 PL/23/0712/FA - Letterbox Cottage, 11 Grimsdells Lane, Amersham, Buckinghamshire, HP6 6HF	25 - 34
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8 Date of next meeting Tuesday 27 June 2023 at 6.30pm	

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For further information please contact: Shilpa Manek on 01494 475369, 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 31 January 2023 in Amersham Council Chamber, King George V House, King George V Road, Amersham HP6 5AW, commencing at 2.00 pm and concluding at 3.02 pm.

Members present

I Darby, M Fayyaz, C Jones, J Rush, M Stannard, L Walsh, J Waters and S Wilson

Others in attendance

M Shires, S Manek and T Coppock

Apologies

M Flys, G Harris, J MacBean and H Wallace

Agenda Item

1 Apologies for absence

Apologies for absence were received from Councillors Mark Flys, Graham Harris, Jane MacBean and Heather Wallace.

2 Declarations of interest

No declarations of interest were received.

3 Minutes of the previous meeting

The minutes of the meeting held on 6 December 2022 were agreed as an accurate record.

4 PL/22/2882/VRC - Kerns, 11 Woodlands Drive, Knotty Green, Buckinghamshire, HP9 1JY

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.

***Note: This item was heard second.**

Members voted in favour of the motion to approve the application in accordance with the officer's recommendation plus an informative regarding the parking standards under which this planning application had been assessed.

It was proposed by Councillor Darby and seconded by Councillor Walsh.

Resolved: that the application be delegated to the Director of Planning, Growth & Sustainability to approve, subject to conditions as listed in the report and the satisfactory prior completion of a Section 106 Agreement. If the Section 106 Agreement could not be completed, the application be refused for such reasons as considered appropriate. Plus, an informative regarding the parking standards under which this planning application had been assessed.

5 PL/22/4005/FA - Lynton House, 56 Watchet Lane, Holmer Green, Buckinghamshire, HP15 6UG

Erection of a single storey timber ancillary granny annexe to the rear garden.

***Note: This item was taken first as there were registered speakers.**

This application was the subject of a site visit.

Members voted unanimously in favour of the motion to delegate the decision to Officers, to grant conditional permission subject to consultation with the Tree Officer regarding the protection of the hedge, and subject to the conditions as listed in the report with an amendment to Condition 3 to include roof lights and the addition of conditions to secure the submission of a detailed drainage and disposal of rainwater plan, the submission of foundation details, and the protection, retention, and maintenance of the hedge at the rear boundary of the annex for a period of five years.

Speaking in objection: Mr Martin Esom

Speaking as Agent: Mr Oliver Wright

It was proposed by Councillor Waters and seconded by Councillor Jones.

Resolved: that the application be delegated to Officers to grant conditional permission, subject to consultation with the Tree Officer and subject to the conditions as listed in the main report with an amendment to condition 3 to include roof lights, and the addition of conditions to secure the submission of a detailed drainage and disposal of rainwater plan, the submission of foundation details, and the protection, retention, and maintenance of the hedge at the rear boundary of the annex for a period of

five years.

- 6 Date of next meeting**
Tuesday 28 February 2023 at 6.30pm.

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Buckinghamshire Council

East Buckinghamshire Area Planning Committee

Minutes

MINUTES OF THE MEETING OF THE EAST BUCKINGHAMSHIRE AREA PLANNING COMMITTEE HELD ON WEDNESDAY 17 MAY 2023 IN THE OCULUS, BUCKINGHAMSHIRE COUNCIL, GATEHOUSE ROAD, AYLESBURY HP19 8FF

MEMBERS PRESENT

J Waters, P Birchley, I Darby, M Fayyaz, M Flys, G Harris, C Jones, J MacBean, H Wallace, L Walsh and S Wilson

Agenda Item

1 APOLOGIES FOR ABSENCE

Apologies were received from Councillors J Rush and M Stannard.

**2 ELECTION OF CHAIRMAN
RESOLVED –**

That Councillor J Waters be elected Chairman of the East Buckinghamshire Area Planning Committee for the ensuing year.

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Report to East Area Planning Committee

Application Number:	PL/23/0568/FA
Proposal:	First floor front/side/rear extension with accommodation in roof, alterations to front and rear dormers and changes to doors and windows
Site location:	Austenwood Nursing Home, 29 North Park, Chalfont St Peter, Buckinghamshire, SL9 8JL
Applicant:	Salveo Care
Case Officer:	David Wood
Ward affected:	Chalfont St Peter
Parish-Town Council:	Chalfont St Peter Parish Council
Valid date:	1 March 2023
Determination date:	3 June 2023
Recommendation:	Conditional permission

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 The application proposes a first floor extension to the side, and projecting towards the rear, of the existing nursing home, above an existing single storey flat roofed section. The extension is fairly large, but it is very similar to a previous extension permitted in 2011, which was not built. This 2011 permission included a similar first floor extension, plus single storey extensions. Whilst the first floor extension was not built, the single storey extensions were constructed. This means the 2011 permission was implemented and the first floor extension remains extant and could be completed at any time, which is an important material consideration. Officers consider the currently proposed first floor extension to be of a better design and appearance than that previously permitted, and it is largely of a very similar size and scale.
- 1.2 Chalfont St Peter Parish Council requested that this application was referred to the Planning Committee in the event of the Officers recommending approval. After discussion with the Chair, it was agreed to bring it to the Planning Committee.
- 1.3 Recommendation – conditional permission.

2.0 Description of Proposed Development

- 2.1 The application proposes a first floor front/side/rear extension to the nursing home, with accommodation in roof, alterations to the front and rear dormers and changes to doors and windows. It would be largely on top of the existing single storey flat roofed projection to the side of the main part of the building. It would not extend the footprint of the building and would remain set off the side boundary. The existing large front dormer would be replaced, by a total of three smaller dormers on the extended front roofslope.
- 2.2 The application is accompanied by:
 - a) A Design and Access Statement.

3.0 Relevant Planning History

- 3.1 CH/2011/0406/FA - First floor extension above existing flat roofed section, single storey side/rear extensions and creation of lower ground floor/basement extension to provide additional accommodation. Conditional permission. The single storey extensions were built, but the first floor extension was not built. However, as the permission has been implemented (i.e. started), the first floor extension remains extant in perpetuity and could be completed at any time.

4.0 Summary of Representations

- 4.1 10 letters of objection have been received, detailed in Appendix A.
- 4.2 The Parish Council object, also detailed at Appendix A.

5.0 Policy Considerations and Evaluation

- Core Strategy for Chiltern District - Adopted November 2011
- Chiltern Local Plan adopted 1 September 1997 (including alterations adopted 29 May 2001), consolidated September 2007 and November 2011.
- Chalfont St Peter Neighbourhood Plan 2013-2028.
- National Planning Policy Framework (NPPF), 2021.
- National Design Guide, revised 2021
- Chiltern and South Bucks Community Infrastructure Levy (CIL) Charging Schedule
- Burnham Beeches Special Area of Conservation (SAC) Mitigation Strategy, March 2020
- Sustainable Construction and Renewable Energy SPD - Adopted 25 February 2015.
- Buckinghamshire Parking Standards SPD, 2015 (Adopted 2021).
- Biodiversity Net Gain SPD, 2022.

Principle and Location of Development

Core Strategy Policies:

CS1 (The spatial strategy)

CS29 (Community)

Local Plan Saved Policies:

CSF1 (Provision of Community Services And Facilities In The Built-up Areas Excluded From The Green Belt)

Neighbourhood Plan Policy: LC2: Retention of, improvements to, replacement and expansion of existing healthcare facilities will be supported.

- 5.1 Local Plan Policy CSF1 relates to the provision of community services and facilities in the built up areas. It states that development for such uses will be acceptable provided the development complies with the criteria set out in the Policy. Criterion (i) states that the proposed development should not involve the loss of residential land or an existing dwelling. As the development is to extend the existing residential care home there is no conflict with this criterion. Criteria (ii) and (iii) state that the proposal should not be detrimental to the character and appearance and amenities of the area in which it would be located by reason of its appearance, layout, noise, traffic generation, vehicle parking, loss of landscaping or general disturbance and must comply with other relevant and related Local Plan Policies. It therefore falls to be assessed whether the proposal complies with criterion (ii) and (iii) of Policy CSF1.
- 5.2 Policy CS29 mainly relates to new community services rather than their expansion, but it does state that the Council will ensure inclusiveness within its local communities by encouraging the provision of community facilities.

Raising the quality of place making and design, including impact on heritage assets

Core Strategy Policies:

CS4 (Ensuring that the development is sustainable)

CS20 (Design and environmental quality)

CS29 (Community)

Local Plan Saved Policies:

GC1 (Design of development)

GC4 (Landscaping)

CA1 (Works to buildings in Conservation Areas as defined on the Proposals Map)

CA2 (Views Within, out of, or into the Conservation Areas as defined on the Proposals Map)

- 5.3 The site lies within the North Park and Kingsway Conservation Area, wherein development must preserve or enhance the character and appearance of the Conservation Area. The Conservation Area (CA) appraisal for the North Park and Kingsway CA states that the area consists predominantly of “substantial, good quality detached houses dating from 1901 to 1930”. It is further stated that “most of the original houses are so little, or so subtly, altered that the area retains much of its original character as an early twentieth century low density villa estate for commuters”. Many properties have been substantially extended since this guidance was published, however the extensions permitted retain the character and appearance of the Conservation Area. The elements that make up the character of the Conservation Area are cited as including the trees and hedges, between which substantial houses are seen. The appraisal highlights a line of trees on the boundary with No. 25 as an important group of

trees and the two large trees on the front boundary of the site as important individual trees.

- 5.4 The Neighbourhood Plan Appendices set out an analysis of each character area within the village. In the North Park Area, it notes the Arts and Crafts architecture, highlighting the key features including tiled roofs, often steeply pitched and sometimes multi-gabled, chimney stacks with numerous chimney pots, walls painted white on pebble dash render, smooth render or plain brick, exposed beams, decorative tile or brick features, and windows with leaded lights or small rectangular panes.
- 5.5 The existing building at the site already has a different character to others in this predominantly residential Conservation Area due to its size, use as a residential care home and the presence of signage associated with the use. It acts as more of a landmark building within the conservation area, especially as it truncates the view looking down the spur of North Park, looking NE. The existing large flat roofed side/rear extension is an uncharacteristic addition in the Conservation Area and is clearly visible in the street scene. It is unsympathetic to the character of the existing building as well as the wider conservation area. The front part of this would be removed as the proposed first floor extension would be above the frontmost portion of the existing flat roofed extension, serving to screen wider views of the remainder of this large expanse of flat roof towards the rear.
- 5.6 The proposed first floor extension, largely to the side of the main part of the existing building, would be built to the same eaves and ridge heights as the existing two storey building and would reflect its design and appearance, incorporating similar detailing such as stone quoins to the corners of the building and window detailing. Although the resulting building would be relatively wide, reducing the views of the vegetation on the boundary with No. 25, this vegetation is substantial in height and would still form a backdrop for the building. The trees themselves would not be affected by the works, as they are further to the rear. Furthermore, this limited loss of views of vegetation would be balanced by the improvement in the appearance of the building, arising from the removal of the prominent and somewhat unattractive flat roofed section to the front.
- 5.7 Importantly, the 2011 permission, which included a very similar first floor extension, of the same width and depth, remains extant and could be built out. In comparison to this extant permission, officers consider the current scheme to be better, in terms of design. The 2011 extension included a fairly large area of flat crown roof, whereas the current scheme removes this entirely, and proposes a traditional hipped roof to match the existing building. It would be built to the same height as the existing two storey ridge, whereas the previous scheme was set down slightly, but the design still reflects the appearance of the existing building. The front façade is largely the same as previously approved. The overall design, with the removal of the bulkier flat crown roof, is considered to be notably better than the original scheme. In addition, there is an existing wide front dormer on the building which is also not particularly sympathetic to its character. Under the 2011 scheme, this was to be retained,

with a new dormer constructed adjacent to it. However, with the current scheme, a much better arrangement of three smaller dormers is proposed across the front roofslope, resulting in a more symmetrical appearance and being less dominant than the existing wide dormer and the extant scheme.

- 5.8 As such, it is considered that the proposed extensions and alterations to the building would preserve the character and appearance of the Conservation Area and would represent an improvement over the extant scheme from 2011.

Amenity of existing and future residents

Local Plan Saved Policies:

GC3 (Protection of amenities)

- 5.9 Given that the proposed first floor extension would be sited towards the front of the site, the considerable distance from the dwellings to the rear on Russett Hill would prevent a loss of privacy or amenity to these dwellings. The proposed first floor extension would be sited to the side of the large outbuilding adjacent to No. 25 North Park. This neighbouring dwelling is substantially off-set from the boundary within its own plot. In addition, there is an outbuilding and parking area within the neighbouring curtilage between that property and the proposed extension, and taking into account the relationship between the two properties, although the proposed two storey extension would be visible from this neighbouring site, it would not result in an overbearing or visually intrusive appearance when viewed from the neighbouring property, nor would it result in a loss of light. There are no first or second floor side windows in this flank, and a condition would ensure none are inserted in the future, to maintain the privacy of the this neighbouring property.
- 5.10 The proposed first floor extension would project beyond the rear of the existing two storey section of the host building, but would be set well away from the boundary with the footpath separating the application site from No. 31 North Park, by over 15 metres. Therefore, the extension would not appear overbearing or visually intrusive to occupiers of this other neighbouring dwelling. Two side facing windows are proposed that would face towards the boundary with No. 31 at first and second floor levels. However, given that these windows would be off-set from the boundary by over 15 metres, it would not result in a loss of privacy to the neighbouring occupiers.
- 5.11 Third party objections have been received stating the proposed front windows would overlook the properties opposite the street. However, this relationship is little different to the existing situation and is no different to other properties all along the street. The frontage areas of dwellings are not the private amenity areas and there is good separation, in excess of 25 metres, between the properties on either side of the street. It would not be possible to object to this relationship. It is also noted that the glazing at second floor level now proposed in the frontage is actually less than permitted in 2011, and it is arranged in a better and more symmetrical layout. So it now has less impact on the properties opposite. It should also be noted that windows facing the

street is a good urban design principle, to encourage active streets and to ensure the public realm has good natural surveillance.

- 5.12 Again, it is important to note that the large first floor extension permitted in 2011 remains extant and could be built at any time. It has an almost identical relationship with the neighbouring properties, including those to the sides and those opposite.
- 5.13 As such, it is considered that the proposed extensions and alterations to the building would not result in harm to the privacy or amenity of neighbouring properties.
- 5.14 In terms of the amenities for future residents, the Agent has clarified that the new rooms are all above the minimum size required, and indeed some of the existing smaller rooms would be rearranged and made slightly larger as part of the overall scheme, thus improving the amenity of residents of the nursing home. The rear garden area remains unchanged, which provides a pleasant outdoor amenity area for residents. It is noted that the latest report on the nursing home by the Care Quality Commission, classified it as good and outstanding in various categories, highlighting that the general amenity provided for residents is satisfactory.

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)

TR11 (Provision of off-street parking for developments)

TR15 (Design of parking areas)

Buckinghamshire Parking Standards SPD, 2015

- 5.15 The site lies in Zone 2, in relation to uses that are not independent dwellings, including care homes. The parking standard for the existing care home (32 beds) is 8 spaces. These are provided in the rear parking area, along with a further 4 spaces to the front.
- 5.16 The proposed additional 8 bedrooms result in the overall parking standard for the extended care home being 13 spaces (for 40 beds). As noted above, 12 spaces are marked on the site plan and are currently provided. These would be unaffected by the proposed works. The resulting situation would therefore be a shortfall of one space, in accordance with the Parking Standards.
- 5.17 It is again important to note that the 2011 extension could be built at any time, which would result in an identical parking situation. Therefore it would not be possible to object now on the grounds of a shortfall of one space, given the 2011 scheme remains extant. It is also noted that, at the time of the previous application, in 2011, the parking standards were different, and the extensions then resulted in a shortfall of 3 parking spaces, which was considered acceptable.

Ecology, trees and Burnham Beeches Special Area of Conservation

Core Strategy Policies:

CS4 (Ensuring that development is sustainable)

CS24 (Biodiversity)

CS32 (Green Infrastructure)

Local Plan Saved Policies:

GC4 (Landscaping)

NC1 (Safeguarding of nature conservation interests)

- 5.18 The proposed works involve works to the roof of the building. It is however noted that the existing roof already contains rooms and accommodation. It is not considered that a full ecology survey is required for this scheme, and an Informative is recommended, to ensure that the Applicant is aware of their legal responsibilities if any bats are encountered during construction.
- 5.19 A condition can also be attached to any permission granted, to ensure that a biodiversity net gain is achieved, proportionate to the proposed works. This could include bird and bat boxes or tiles within the new roofslopes or at eaves level, as well as potential wildlife planting in the rear garden area.
- 5.20 Trees on site are protected by their location within a Conservation Area. It is noted that the trees on the boundary of the site with Nos. 23 and 25 are identified in the Conservation Area Appraisal as an important group. The construction of the proposal is likely to involve delivery of building materials and the movement of other construction vehicles to the rear of the site to facilitate the building works. In order to prevent large and/or high construction vehicles conflicting with the overhanging branches of the trees within the neighbouring plots, a plan detailing protection methods, including construction management such as the use of smaller vehicles to transport materials and equipment to the rear of the site, should be required by condition. This was also a requirement of the 2011 permission.
- 5.21 The site lies within the Zone of Influence of the Burnham Beeches Special Area of Conservation (SAC). Section 15 of the NPPF relates to 'Conserving and enhancing the natural environment' and highlights the importance of ensuring habitat sites are preserved. Natural England states that when there is sufficient scientific uncertainty about the likely effects of the planning application under consideration, the precautionary principle is applied to fully protect the qualifying features of the European Site designated under the Habitats Directive.
- 5.22 Due to evidence on the impacts of recreational and urban growth at Burnham Beeches SAC carried out by Footprint Ecology, Natural England recognises that new housing within 5.6km of the Burnham Beeches SAC can be expected to result in an increase in recreation pressure. The 5.6km zone represents the core area around the SAC from where most visitors originate. Any increase in the number of residential properties will require a Habitats Regulations Assessment. Mitigation measures may then be necessary to rule out adverse

effects on the integrity of the SAC from the cumulative impacts of development.

- 5.23 Natural England confirms that, in light of the new evidence relating to the recreation impact zone of influence, planning authorities must apply the requirements of The Conservation of Habitats and Species Regulations 2017 (as amended), to housing development within 5.6km of the SAC boundary. The authority must decide whether a particular proposal, alone or in combination with other plans or projects, would be likely to have a significant effect on the SAC.
- 5.24 In this instance however, the proposed scheme involves an increase of 8 bedrooms at an existing care home. Based on the level of care provided, it is unlikely that the proposed development will have significant adverse impacts on the SAC, through increased levels of recreation. This is based on the fact that the elderly residents will need substantial levels of care and are unlikely to be leaving the premises unescorted, or be frequent visitors to Burnham Beeches. In that scenario, additional harm caused by increased visitor pressure is unlikely to occur, and as such mitigation in the form of a financial contribution would not be considered necessary. This is Officers' interim view, and Natural England has been formally consulted. If they do not concur with this view, additional comments will be reported verbally at the Planning Committee meeting.

Infrastructure and Developer Contributions

Core Strategy Policies:
CS31 (Infrastructure)

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

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 the relevant development plan policies and other guidance.

- 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.
- 6.5 The recommendation has been made having regard to the above and also to the content of the Human Rights Act 1998.

7.0 Working with the applicant / agent

- 7.1 The agent was updated regarding the likely recommendation and progress of the application and offered the opportunity to speak at the Planning Committee meeting.
- 7.2 In accordance with paragraph 38 of the NPPF (2021) the Council approaches 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.
- 7.3 The Council works with applicants/agents in a positive and proactive manner by offering a pre-application advice service and, as appropriate, updating applicants/agents of any issues that may arise in the processing of their 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. Before any construction work commences, named types or details of all of the facing materials and roofing materials to be used in the external construction of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: To ensure that the external appearance of the development is not detrimental to the character of the conservation area or the wider locality.

3. The development hereby permitted shall not be occupied until a scheme of ecological enhancements, and a timetable for its implementation, has been submitted to and approved in writing by the Local Planning Authority to show that an overall net gain in biodiversity will be achieved. The scheme shall include details of landscape planting of known benefit to wildlife and the provision of artificial roost features, including bird and bat boxes/tiles. Any new fencing shall include holes to allow safe passage of hedgehogs. The scheme shall be implemented in full and as per

the timetable approved by the Local Planning Authority. The measures shall be maintained in accordance with the approved details thereafter.

Reason: In the interests of enhancing biodiversity in accordance with Section 15 of the NPPF and Core Strategy Policy 24: Biodiversity.

4. Prior to the commencement of the development hereby permitted, an arboricultural survey and method statement, including a plan identifying and accurately plotting the crown spread of all trees within the site and those which overhang the site, and measures to ensure the protection of all retained trees on and adjacent to the site during construction including, but not limited to, the erection of tree protective fencing, details of a no-dig method of construction where necessary and a construction management plan, shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the agreed details.

Reason: To maintain, as far as possible, the character of the locality by the retention of important trees on site.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended (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, shall be inserted or constructed at any time at first floor level or above in the north western side elevation of the extension hereby permitted.

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

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>
20 Feb 2023	8238-AL-001
20 Feb 2023	8238-PL-001
20 Feb 2023	8238-PL-002
20 Feb 2023	8238-PL-003
20 Feb 2023	8238-PL-004
20 Feb 2023	8238-PL-005A
20 Feb 2023	8238-PL-006
20 Feb 2023	8238-PL-007A
1 Mar 2023	8238-PL-008A

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 applicant is advised that, if any bats or bat roosts are found during the works, all work must stop until advice has been obtained from a specialist ecologist. 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.

2. 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.

APPENDIX A: Consultation Responses and Representations

Councillor Comments

None.

Parish Council Comments

This extension does not conform to the North Park Conservation Area or to the special character area of our Neighbourhood Plan. Insufficient parking already an issue with double parking of staff and visitors and school, particularly on the North Park junction, creating dangerous blind spots for cars when approaching the junction and turning. Double in size from current size. Overdevelopment and higher than other buildings in the area, bulk is out of keeping with street scene (please see Neighbourhood Plan photos on North Park Character Area). Overlooking and overbearing to neighbours' properties.

Consultation Responses

None.

Representations

Other Representations

10 comments have been received objecting to the proposal – main relevant points summarised:

- The development would be oversized for the size of the plot and not in keeping with the rest of the road.
- The front elevation is too massive and is out of character with the conservation area. The side/rear extension is not subordinate to the main house. There is a new dormer window that overlooks our property.
- The much enlarged roof will visibly worsen the skyline when turning onto North Park at the T junction. The front line of original building is very close to the road, the side extension even closer, so the large mass of the building will be very overbearing.
- The frontage delivers an ugly Edwardian pastiche, looking like large, commercial premises.
- Austenwood Nursing Home is critical to the street scene on North Park since it faces up North Park. An unsympathetic extension on this key building will disproportionately affect the Conservation Area compared to other buildings on less visible plots.
- No plans for screening or greenery.
- Massing of the proposed design and impact on character of Conservation Area. The North Park & Kingsway Conservation Area was designated in 1992. The site of the proposed

development sits in the middle of this Area. The prevailing pattern of development along North Park is of spacious development, with a rhythm and variety of buildings and spaces.

By building 2 storeys onto the existing single storey, flat-roofed structure, the proposal would change this balance, leading to a mass of building quite unlike anything else in the Conservation Area. The building would be very close to the road, at a significant height, and dominate the street scene.

- There could be access problems, especially for emergency vehicles.
- Insufficient parking provision.

The additional traffic and parking could cause access issues, particularly around the T junction opposite the nursing home and additional danger to pedestrians, including school children.

- Pressure on local services, especially doctors' surgeries, with the increased number of residents.
- Pressure on existing infrastructure i.e. drainage.
- A recent planning application at Clavering, 40 North Park, was refused by Buckinghamshire Council in February 2021 as "the scale and bulky appearance of the block would appear as a cramped development that is not typical of the prevailing pattern of spacious development along North Park.
- Another development at Daracca, 66 North Park was refused permission by the council in October 2014 as the "disproportionate and cramped form of development on its plot would have a detrimental impact on the designated Heritage Asset of the Conservation Area".
- New windows on frontage would overlook properties opposite.

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APPENDIX B: Site Location Plan



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Report to East Area Planning Committee

Application Number:	PL/23/0712/FA
Proposal:	Single storey front and rear extensions, replacement of existing windows and internal alterations, new rooflight to first floor bedroom
Site location:	Letterbox Cottage, 11 Grimsdells Lane, Amersham, Buckinghamshire, HP6 6HF
Applicant:	Miss V Shivji
Case Officer:	Mr Mike Shires
Ward affected:	Amersham and Chesham Bois
Parish-Town Council:	Amersham Town Council
Valid date:	23 March 2023
Determination date:	2 June 2023
Recommendation:	Conditional permission

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 The application proposes a single storey front extension, a single storey rear extension, replacement of some existing windows and internal alterations, with a new rooflight to the first floor bedroom.
- 1.2 The extensions are considered to be sympathetic to the character and appearance of the host building and the wider area. They would not harm the amenities of neighbouring properties or result in the need for any additional parking.
- 1.3 It is important to note that, whilst the letterbox in the wall of the property is shown to be removed on the submitted plans, this does not form part of this planning application, as this does not need planning permission. Officers have liaised with Royal Mail to understand their procedures. Royal Mail have advised they have an obligation to remove a postbox which is located on private property, if the owner requests its removal. Royal Mail also have their own procedures for advertising the closure or relocation of a postbox. As such, this does not form part of this planning application.

1.4 The application has to be brought to the Planning Committee, under the Constitution, as the applicant is a member of staff in the planning department.

1.5 Recommendation – conditional permission.

2.0 Description of Proposed Development

2.1 The single storey front extension to the West would measure 2.0m in width by 1.4m in depth. It would adjoin the existing porch and would have a flat roof to a height of 2.7m. The extension would be faced with matching brickwork.

2.2 The single storey rear extension to the East would measure 2.5m in width by a maximum of 2.69m in depth. It would have a flat roof and the existing section of mono-pitched roof over an existing rear projection would be removed and replaced by a matching flat roof. The extension would be faced with matching brickwork.

2.3 The new bedroom rooflight would be in the front (West facing) roofslope of the property.

3.0 Relevant Planning History

3.1 PL/23/1092/FA - Two storey front extension, single storey rear extension, replacement of existing windows and internal alterations. Pending consideration and on the same Committee agenda.

3.2 PL/20/4008/FA - Vehicular access and hardstanding. Conditional permission.

3.3 CH/1985/1559/FA – Single storey rear extensions and front porches. Conditional permission.

4.0 Summary of Representations

4.1 Amersham Town Council states “no objections.”

4.2 Two letters of comment/objection from neighbours have been received (both comment on the extensions and also the loss of the postbox, which does not form part of this application).

4.3 Amersham and District Residents Association object.

4.4 These responses are reproduced at Appendix A.

5.0 Policy Considerations and Evaluation

- Core Strategy for Chiltern District - Adopted November 2011:
- Chiltern Local Plan adopted 1 September 1997 (including alterations adopted 29 May 2001), consolidated September 2007 and November 2011.
- National Planning Policy Framework (NPPF), 2021.
- National Design Guide, revised 2021

- Sustainable Construction and Renewable Energy SPD - Adopted 25 February 2015.
- Buckinghamshire Parking Standards SPD, 2015 (Adopted 2021).

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)

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)

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

- 5.1 The site lies in the built-up area of Amersham outside the Green Belt, where residential extensions are acceptable in principle.
- 5.2 The existing property sits in an irregular shaped plot, with its side facing the street. It has a private garden area to the front (West) and a small parking area to the rear (East). The pair of semi detached properties fronts West and are of a similar scale, with single storey additions to the rear. They are not completely symmetrical, due to the differences in some of the external materials, windows and rooflights.
- 5.3 The proposed single storey extension on the front (West) elevation would be small. It would only be 2.0 metres by 1.4 metres in footprint, with a flat roof adjoining the existing porch. Given its modest scale, it is not considered to harm the form and appearance of the host dwelling itself.
- 5.4 In terms of the impact on the street scene, the proposed single storey front extension would be small and only the end wall would be visible from the street, given the retention of the boundary hedge, which can be secured by condition. In the context of the building as a whole, the proposed front extension would be modest in size and would appear subservient in character. It is not considered to significantly harm the character or appearance of the building or the street scene.
- 5.5 The proposed single storey extension on the rear (East) elevation would be modest in footprint, being around 2.5m by 2.7m in size. It would have a flat roof with a parapet along the southern edge, which would also replace the existing section of mono-pitched roof over an existing rear projection. Both the adjoining cottages have similar rear projections, although the neighbouring extension is larger, having been previously extended. The proposed rear extension is not considered to significantly harm the character of the existing dwelling, given its modest height. It would appear as a subservient addition,

and would replace a section of close boarded panel fencing, with its matching brick wall arguably presenting a better frontage to the street.

- 5.6 Given the above, the proposed extensions are not considered to harm the character or appearance of the locality.

Amenity of existing and future residents

Local Plan Saved Policies:

GC3 (Protection of amenities)

H13 (Extensions to dwellings in the built-up areas - general policy)

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

- 5.7 The single storey front extension would be modest in depth and height and would not appear overbearing or intrusive when viewed from the windows of the attached dwelling.
- 5.8 The proposed single storey extension would project modestly beyond the rear of the neighbouring property, by 2.68m. The neighbouring property has a rear window and door, which serve a kitchen. The proposed extension would be located to the North of these openings, so due to the orientation and the path of the sun, there would be no material loss of sunlight or overshadowing. Given the modest projection to the rear, the new section of side wall on the shared boundary is not considered to appear overbearing and it is noted it would replace a section of close boarded fencing and trellis.
- 5.9 The neighbour has raised a concern regarding rear access from her gate onto the driveway and the street. However, this would be unaffected by the proposed rear extension.
- 5.10 The hedging around the front garden, which makes an important contribution to the verdant nature of the street scene, is shown to be retained. As noted above, this could be required by condition.

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)

TR11 (Provision of off-street parking for developments)

TR15 (Design of parking areas)

Buckinghamshire Parking Standards SPD, 2015

- 5.11 The extensions do not create any new bedrooms, as the existing property is fairly small internally, and the extensions simply enlarge some of the existing rooms. As such there is no requirement for any additional parking, as the relevant Parking Standard for the property would not change. The Parking Standards set out that a one-bed property in Zone B requires one parking space, and this is provided.

Ecology

Core Strategy Policies:

CS4 (Ensuring that development is sustainable)

CS24 (Biodiversity)

Local Plan Saved Policies:

NC1 (Safeguarding of nature conservation interests)

- 5.12 Given their single storey nature, the extensions would not impact the existing roof and the location of the dwelling is within a built-up area. As such a full initial ecology survey is not necessary and an Informative is considered reasonable and proportionate, to draw the attention of the Applicant to their legal responsibilities regarding bats, if any are found during the works.
- 5.13 All planning applications should demonstrate a biodiversity net gain, and there is an opportunity to install additional habitats in the form of bird or nest boxes within the site. This can be required by condition.

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 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].
- 6.5 The recommendation has been made having regard to the above and also to the content of the Human Rights Act 1998.

7.0 Working with the applicant / agent

- 7.1 The agent was updated regarding the likely recommendation and progress of the application and offered the opportunity to speak at the Planning Committee meeting.
- 7.2 In accordance with paragraph 38 of the NPPF (2021) the Council approaches decision-taking in a positive and creative way, taking a proactive approach to development proposals focused on solutions and working proactively with applicants to secure sustainable developments.
- 7.3 The Council works with applicants/agents in a positive and proactive manner by offering a pre-application advice service and, as appropriate, updating applicants/agents of any issues that may arise in the processing of their 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, as amended (or any Order revoking or re-enacting that Order, with or without modification), no windows shall be inserted or constructed at any time in the South facing flank wall of the rear extension hereby permitted.
Reason: In order to protect the amenities and privacy of the adjoining property.
4. The existing hedge along the Northern street frontage of the application site shall be retained at a height of no less than 2 metres for at least 5 years from the date of implementation of this permission and they shall not be removed without the prior consent in writing of the Local Planning Authority. If at any time any part of these retained hedges shall die, be uprooted, injured, wilfully damaged or be removed for any other reason, it shall be replaced with hedge planting of the same species and a similar size in the next following planting season.
Reason: In order to maintain, as far as possible, the character of the locality, in accordance with Local Plan Policy GC4.
5. The development hereby permitted shall not be occupied until a scheme of ecological enhancements, and a timetable for its implementation, has been submitted to and approved in writing by the Local Planning Authority to show that

an overall net gain in biodiversity will be achieved. The scheme shall include such measures as landscape planting of known benefit to wildlife and/or the provision of artificial roost features, including bird and bat boxes. The scheme shall be implemented in full and as per the timetable approved by the Local Planning Authority. The measures shall be maintained in accordance with the approved details thereafter.

Reason: In the interests of enhancing biodiversity in accordance with Section 15 of the NPPF and Core Strategy Policy 24: Biodiversity.

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>
29 Mar 2023	SGL-PL00
29 Mar 2023	SGL-PL10

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 applicant is advised that, if any bats or bat roosts are found during the works, all work must stop until advice has been obtained from a specialist ecologist. 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.
2. 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.

APPENDIX A: Consultation Responses and Representations

Councillor Comments

None.

Town Council Comments

Amersham Town Council: "No objection."

Consultation Responses

None.

Representations

Two letters of objection have been received. Both comment on the loss of the postbox, which as noted earlier does not need planning permission and does not form part of this application.

The material planning points raised in the letters are as follows:

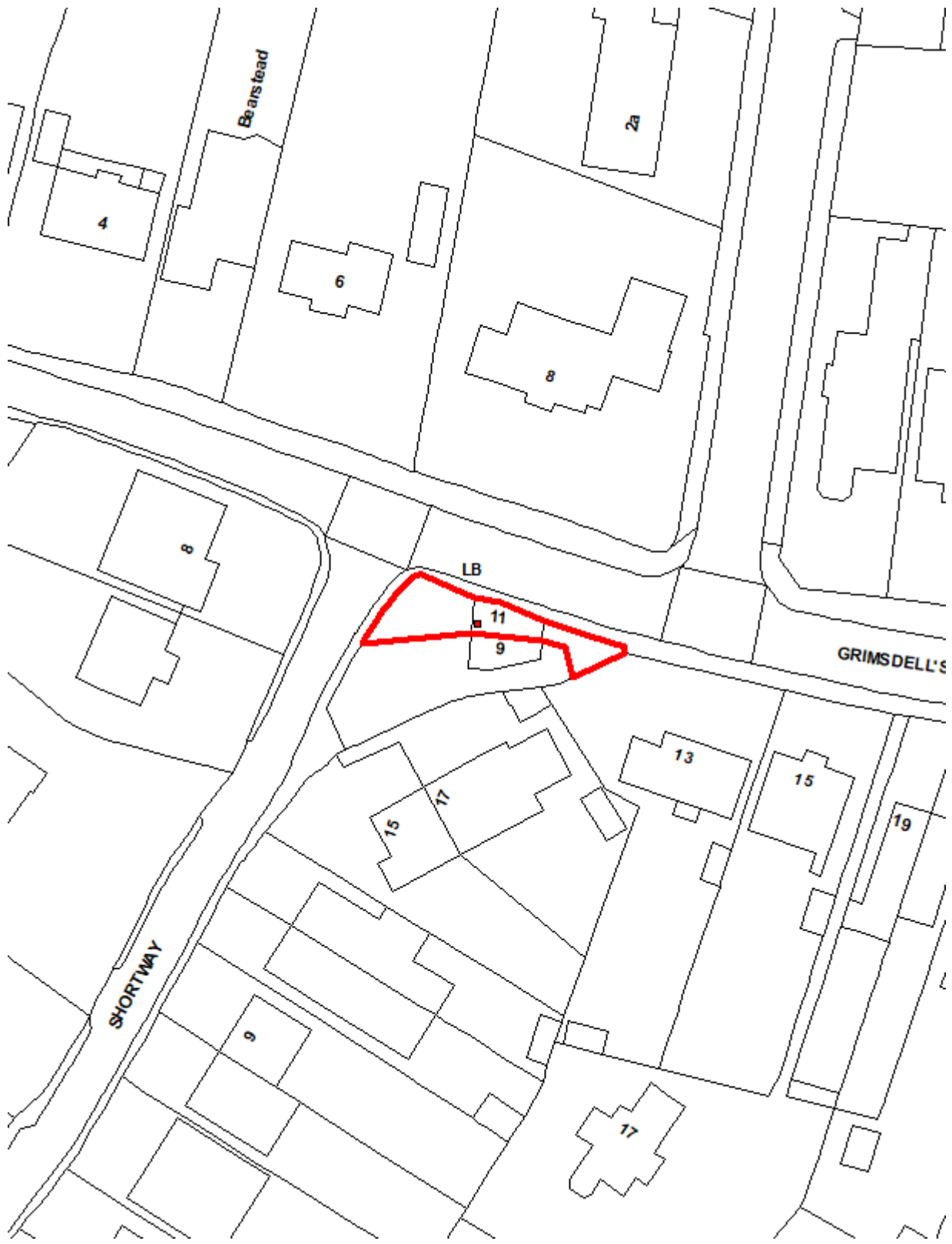
- The proportionately large flat roof to the rear of the property seems excessive, I understand the planning preference is for pitched roofs which would be more in keeping with the property.
- I have no problem with the front extension but both extensions are not in keeping with the period property.
- Will block light to neighbouring windows and affect access through back gate.

Amersham and District Residents Association (ADRA) also object as follows:

Firstly, the proposals are not at all in keeping with the character of the existing dwelling, which is an old building even if unlisted. The two dwellings currently present a matched pair with a projecting porch and shared gable. Even a single storey extension to the (rear) wall on Grimsdells Lane would be easily visible from the street and would have a detrimental effect on the adjoining property, being considerably higher. The contorted design devise with a small section of pitched roof used to meet its neighbour on the other elevation (front) would be most unattractive. Really, it would be rather better to rebuild the whole of the front porch to the two properties.

(Officer Note: ADRA also comment on the loss of the postbox, but as noted above, this does not require planning permission).

APPENDIX B: Site Location Plan



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Report to East Area Planning Committee

Application Number:	PL/23/1092/FA
Proposal:	Two storey front extension, single storey rear extension, replacement of existing windows and internal alterations
Site location:	Letterbox Cottage, 11 Grimsdells Lane, Amersham, Buckinghamshire, HP6 6HF
Applicant:	Miss V Shivji
Case Officer:	Mr Mike Shires
Ward affected:	Amersham and Chesham Bois
Parish-Town Council:	Amersham Town Council
Valid date:	29 March 2023
Determination date:	2 June 2023
Recommendation:	Conditional permission

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 The application proposes a two storey front extension, a single storey rear extension, and the replacement of some existing windows and internal alterations.
- 1.2 The extensions are considered to be sympathetic to the character and appearance of the host building and the wider area. They would not harm the amenities of neighbouring properties or result in the need for any additional parking.
- 1.3 It is important to note that, whilst the letterbox in the wall of the property is shown to be removed on the submitted plans, this does not form part of this planning application, as this does not need planning permission. Officers have liaised with Royal Mail to understand their procedures. Royal Mail have advised they have an obligation to remove a postbox which is located on private property, if the owner requests its removal. Royal Mail also have their own procedures for advertising the closure or relocation of a postbox. As such, this does not form part of this planning application.
- 1.4 The application has to be brought to the Planning Committee, under the Constitution, as the applicant is a member of staff in the planning department.
- 1.5 Recommendation – conditional permission.

2.0 Description of Proposed Development

- 2.1 The two storey front extension would measure 3.4m in width by 1.4m in depth. It would have a gabled roof, with the eaves set in line with the existing eaves and the ridge set down from the main ridge. The windows would reflect those in the existing dwelling and the extension would be faced with matching brickwork and tiles.
- 2.2 The single storey extension would measure 2.5m in width by a maximum of 2.69m in depth. It would have a flat roof and the existing section of mono-pitched roof over an existing rear projection would be removed and replaced by a matching flat roof. The extension would be faced with matching brickwork.

3.0 Relevant Planning History

- 3.1 PL/23/0712/FA - Single storey front and rear extensions. replacement of existing windows and internal alterations, new rooflight to first floor bedroom. Pending consideration and on the same Committee agenda.
- 3.2 PL/20/4008/FA - Vehicular access and hardstanding. Conditional permission.
- 3.3 CH/1985/1559/FA – Single storey rear extensions and front porches. Conditional permission.

4.0 Summary of Representations

- 4.1 Amersham Town Council states “no objections.”
- 4.2 Six letters of objection from neighbours have been received (three of which comment on the extensions and the other three solely comment on the loss of the postbox, which does not form part of this application).
- 4.3 These responses are reproduced at Appendix A.

5.0 Policy Considerations and Evaluation

- Core Strategy for Chiltern District - Adopted November 2011:
- Chiltern Local Plan adopted 1 September 1997 (including alterations adopted 29 May 2001), consolidated September 2007 and November 2011.
- National Planning Policy Framework (NPPF), 2021.
- National Design Guide, revised 2021
- Sustainable Construction and Renewable Energy SPD - Adopted 25 February 2015.
- Buckinghamshire Parking Standards SPD, 2015 (Adopted 2021).

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)

- 5.1 The site lies in the built-up area of Amersham outside the Green Belt, where residential extensions are acceptable in principle.
- 5.2 The existing property sits in an irregular shaped plot, with its side facing the street. It has a private garden area to the front (West) and a small parking area to the rear (East). The pair of semi detached properties fronts West and are of a similar scale, with single storey additions to the rear. They are not completely symmetrical, due to the differences in some of the external materials, windows and rooflights.
- 5.3 The proposed two-storey extension on the front (West) elevation would be small. It would only be 1.4 metres in depth, with a pitched roof forming a small gable, set at a subservient height to the main ridge. Given its modest scale and sympathetic design, it is considered to integrate satisfactorily with the form and appearance of the host dwelling itself.
- 5.4 Looking at the pair of semi-detached properties, the two storey extension would have an impact on the symmetry. However, this is not currently uniform due to various external differences between the dwellings. Also, the building does not stand out from the street as a pair of semi-detached dwellings; rather it appears as a single building and it is already different to the surrounding dwellings, given the siting. In the context of the building as a whole, the proposed two storey extension would be modest in size and would appear subservient in character. It is not considered to significantly harm the character or appearance of the building or the street scene.
- 5.5 The proposed single storey extension on the rear (East) elevation would be modest in footprint, being around 2.5m by 2.7m in size. It would have a flat roof with a parapet along the southern edge, which would also replace the existing section of mono-pitched roof over an existing rear projection. Both the adjoining cottages have similar rear projections, although the neighbouring extension is larger, having been previously extended. The proposed rear extension is not considered to significantly harm the character of the existing dwelling, given its modest height. It would appear as a subservient addition, and would replace a section of close boarded panel fencing, with its matching brick wall arguably presenting a better frontage to the street.

- 5.6 Given the above, the proposed extensions are not considered to harm the character or appearance of the locality.

Amenity of existing and future residents

Local Plan Saved Policies:

GC3 (Protection of amenities)

H13 (Extensions to dwellings in the built-up areas - general policy)

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

- 5.7 The two storey extension would be modest in depth and would not appear overbearing or intrusive when viewed from the windows of the attached dwelling.
- 5.8 The proposed single storey extension would project modestly beyond the rear of the neighbouring property, by 2.68m. The neighbouring property has a rear window and door, which serve a kitchen. The proposed extension would be located to the North of these openings, so due to the orientation and the path of the sun, there would be no material loss of sunlight or overshadowing. Given the modest projection to the rear, the new section of side wall on the shared boundary is not considered to appear overbearing and it is noted it would replace a section of close boarded fencing and trellis.
- 5.9 The neighbour has raised a concern regarding rear access from her gate onto the driveway and the street. However, this would be unaffected by the proposed rear extension.
- 5.10 The hedging around the front garden, which makes an important contribution to the verdant nature of the street scene, is shown to be retained. This could be required by condition.

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)

TR11 (Provision of off-street parking for developments)

TR15 (Design of parking areas)

Buckinghamshire Parking Standards SPD, 2015

- 5.11 The extensions do not create any new bedrooms, as the existing property is fairly small internally, and the extensions simply enlarge some of the existing rooms. As such there is no requirement for any additional parking, as the relevant Parking Standard for the property would not change. The Parking Standards set out that a one-bed property in Zone B requires one parking space, and this is provided.

Ecology

Core Strategy Policies:

CS4 (Ensuring that development is sustainable)

CS24 (Biodiversity)

Local Plan Saved Policies:

NC1 (Safeguarding of nature conservation interests)

- 5.12 The works only have a minor impact on the existing roof and the location of the dwelling is within a built-up area. As such a full initial ecology survey is not considered necessary and an Informative is considered reasonable and proportionate, to draw the attention of the Applicant to their legal responsibilities regarding bats, if any are found during the works.
- 5.13 All planning applications should demonstrate a biodiversity net gain, and there is an opportunity to install additional habitats in the form of bird or nest boxes within the site. This can be required by condition.

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 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].
- 6.5 The recommendation has been made having regard to the above and also to the content of the Human Rights Act 1998.

7.0 Working with the applicant / agent

- 7.1 The agent was updated regarding the likely recommendation and progress of the application and offered the opportunity to speak at the Planning Committee meeting.

7.2 In accordance with paragraph 38 of the NPPF (2021) the Council approaches decision-taking in a positive and creative way, taking a proactive approach to development proposals focused on solutions and working proactively with applicants to secure sustainable developments.

7.3 The Council works with applicants/agents in a positive and proactive manner by offering a pre-application advice service and, as appropriate, updating applicants/agents of any issues that may arise in the processing of their 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, as amended (or any Order revoking or re-enacting that Order, with or without modification), no windows/dormer windows, other than the rooflight hereby approved, shall be inserted or constructed at any time in any of the South facing flank walls or roofslopes of the extensions hereby permitted.
Reason: In order to protect the amenities and privacy of the adjoining property.
4. The existing hedge along the Northern street frontage of the application site shall be retained at a height of no less than 2 metres for at least 5 years from the date of implementation of this permission and they shall not be removed without the prior consent in writing of the Local Planning Authority. If at any time any part of these retained hedges shall die, be uprooted, injured, wilfully damaged or be removed for any other reason, it shall be replaced with hedge planting of the same species and a similar size in the next following planting season.
Reason: In order to maintain, as far as possible, the character of the locality, in accordance with Local Plan Policy GC4.
5. The development hereby permitted shall not be occupied until a scheme of ecological enhancements, and a timetable for its implementation, has been submitted to and approved in writing by the Local Planning Authority to show that an overall net gain in biodiversity will be achieved. The scheme shall include such measures as landscape planting of known benefit to wildlife and/or the provision of artificial roost features, including bird and bat boxes. The scheme shall be

implemented in full and as per the timetable approved by the Local Planning Authority. The measures shall be maintained in accordance with the approved details thereafter.

Reason: In the interests of enhancing biodiversity in accordance with Section 15 of the NPPF and Core Strategy Policy 24: Biodiversity.

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>
29 Mar 2023	SGL-PL00
29 Mar 2023	SGL-PL10

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 applicant is advised that, if any bats or bat roosts are found during the works, all work must stop until advice has been obtained from a specialist ecologist. 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.
2. 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.

APPENDIX A: Consultation Responses and Representations

Councillor Comments

None.

Parish/Town Council Comments

Amersham Town Council: "No objection."

Consultation Responses

None.

Representations

Two letters which comment on the proposed extensions have been received, objecting to the proposal.

Three further letters have been received, just objecting on the grounds of the loss of the postbox, which as noted earlier does not need planning permission and does not form part of this application.

The remaining two letters comment as follows:

- The front extension is not in keeping with the character of the building and is too big for the building and for the street scape. The rear extension uses a flat roof which is not in keeping with the character of the building either.
- Building a modern extension to a beautiful Victorian cottage will affect the neighbouring cottage.
- Adjoining porch to mine will leave my side out of proportion and ugly.
- Will block light to neighbouring windows and affect access through back gate.
- Concerns about rainwater.
- Small front garden will be taken up by larger cabin (Officer Note: this is not part of the planning application).
- There is no provision for an appropriate footpath (Officer Note: this comment is not understood).

APPENDIX B: Site Location Plan



Do not scale – this map is indicative only

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