



South Buckinghamshire Area Planning Committee agenda

Date: Tuesday 6 February 2024

Time: 2.30 pm

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

Membership:

T Egleton (Chairman), M Bracken, S Chhokar, P Griffin, G Hollis (Vice-Chairman), Dr W Matthews, G Sandy, A Wheelhouse, A Wood and Vacancy

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South Buckinghamshire Area Planning Committee minutes

Minutes of the meeting of the South Buckinghamshire Area Planning Committee held on Tuesday 9 January 2024 in Amersham Council Chamber, King George V House, King George V Road, Amersham HP6 5AW, commencing at 2.30 pm and concluding at 3.05 pm.

Members present

T Egleton, S Chhokar, P Griffin, G Hollis, J MacBean, Dr W Matthews, G Sandy, A Wheelhouse and A Wood

Others in attendance

T Coppock, L Hornby, R Regan, B Robinson and S Taylor

Apologies

M Bracken

Agenda Item

1 Apologies for Absence

2 Declarations of Interest

Councillor A Wood: Planning application number PL/23/3496/VRC – declared an interest due to calling in the application and that he had not taken part in any discussion relating to the application. He declared that he had an open mind, would listen to the debate before reaching a decision.

3 Minutes

The minutes of the meeting held on 12 December 2023 were agreed as an accurate record.

4 PL/23/3496/VRC - Ringstead, 49 Marsham Way, Gerrards Cross, SL9 8AN

Variation of condition 14 (approved plans) of planning permission PL/23/2708/FA (Replacement dwelling at 49 Marsham Way and modifications to side wall of 10 Marsham Lane) to allow amendment to garage design.

This application was the subject of a site visit.

Members noted the written Update.

Members voted in favour of the motion to approve the application, subject to conditions, in line with the officer's recommendation.

Speaking on behalf of Gerrards Cross Town Council: Cllr J Chhokar

Speaking in objection: Mr S Jenkins

Speaking on behalf of the applicant: Mr M Longworth

It was proposed by Councillor T Egleton and seconded by Councillor G Hollis.

Resolved: that the application be approved subject to conditions.

5 Date of Next Meeting

Tuesday 6 February 2024 at 2.30pm.

Please note that this meeting will be held at the Council Offices, Queen Victoria Road, High Wycombe, HP11 1BB

6 Availability of Members Attending Site Visits (if required)



Report to South Area Planning Committee

Application Number:	PL/23/2302/FA
Proposal:	Conversion of a single dwelling (Black Park Ranger's accommodation) to two (part retrospective).
Site location:	Boundary Lodge Black Park Cottages Uxbridge Road Iver Heath SL3 6DL
Applicant:	Buckinghamshire Council
Case Officer:	Kaya Allnut
Ward affected:	Stoke Poges & Wexham
Parish-Town Council:	Wexham Parish Council
Valid date:	30 August 2023
Determination date:	29 February 2024
Recommendation:	That the application be deferred and delegated to the Director of Planning and Environment to grant permission subject to the completion of an acceptable Planning Obligation to secure the required mitigation for Burnham Beeches SAC.

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 The application seeks planning permission for the conversion of the existing single dwelling referred to as Boundary Lodge (Black Park Ranger's accommodation) to two one-bedroom flats. The application is part retrospective.
- 1.2 The planning application is being referred to the South Area Planning Committee as Buckinghamshire Council has an interest in the site, being the site owner.
- 1.3 Whilst Buckinghamshire Council has an interest in the land (subject of the application), the Council are the Local Planning Authority with responsibility for regulating the development of land. Members will be aware of the need to consider planning applications under the legislative framework, in coming to a decision on the proposals, and to only determine the proposals on the basis of the relevant planning issues.
- 1.4 Recommendation for the application is conditional permission subject to completion of an acceptable Planning Obligation.

2.0 Description of Proposed Development

- 2.1 The application site is located within the Metropolitan Green Belt and a Mixed Woodland biological site. The site falls within 5.6km of the Burnham Beeches Special Area of Conservation and the Colne Valley Park.
- 2.2 The existing dwelling on site is a three-bedroom bungalow style dwelling of a simple design approach. The dwelling is positioned centrally within the plot, with an area of parking to the front and gardens to the side and rear. The site is bound to the south and west by other residential properties and by Black Park Country Park to the north and east.
- 2.3 The proposed development seeks to subdivide the existing three-bedroom dwelling into two one-bedroom single occupancy dwellings to be used as park ranger accommodation.
- 2.4 Each dwelling would be serviced by its own front door, open plan kitchen and living space and a separate bathroom and bedroom. The majority of the works proposed are internal, and the only external changes involve the fenestration changes to the front elevation.
- 2.5 The application is accompanied by:
 - a) Ecology and Trees Checklist
 - b) Application form and Certificate
- 2.6 Plans:
 - c) Existing Plans & Elevations
 - d) Block Plan (1:1250)
 - e) Site Location Plan J0074331-23-01
 - f) Waste Management Site Plan 002
 - g) Proposed Ground Floor Plan 001 REV B

3.0 Relevant Planning History

- 3.1 Relevant planning history for the site:

92/08001/CC - Change of use of HORSIA building, previously used as staff residential accommodation to use as a volunteer residential centre to accommodate up to 12 people. - Conditional Consent.

4.0 Summary of Representations

- 4.1 All representations received from the statutory consultees, non-statutory consultees and other interested groups and organisations are set out in Appendix A of the Committee Report.

5.0 Policy Considerations and Evaluation

- National Planning Policy Framework (NPPF)
- National Planning Policy Guidance (NPPG)
- National Design Guidance
- South Bucks Core Strategy Development Plan Document (Adopted February 2011): Policies CP1, CP8, CP9, CP12
- South Bucks District Local Plan (Adopted March 1999 Consolidated September 2007 and February 2011): Policies EP3, EP5, H9, GB1, GB2, GB10, TR5, TR7
- South Bucks District Council Residential Design Guide SPD (Adopted October 2008)

- Burnham Beeches special Area of Conservation Strategic Access Management and Monitoring Strategy SPD

Principle of Development

Core Strategy Policies:

CP1 (Housing provision and delivery)

Local Plan Saved Policies:

GB1 (Green Belt boundaries and the control over development in the Green Belt)

GB2 (Re-use of buildings in the Green Belt)

GB10 (Extensions to dwellings in the Green Belt)

- 5.1 The NPPF was updated in December 2023 and whilst this replaced the previous Planning Policy Statements and Guidance Notes, it does not replace existing local policies that form part of the development plan. It does state however, that the weight that should be given to these existing local policies and plans will be dependent on their degree of consistency with the NPPF. Therefore, the closer the policies in the development plan to the policies in the Framework, the greater the weight that may be given to them.
- 5.2 The site falls within the Metropolitan Green Belt and it is noted that policies GB1 GB2, and GB10 are not entirely in accordance with the NPPF. Where there is a difference or conflict in policy, then the NPPF takes precedence with its provisions set out under Chapter 13.
- 5.3 Chapter 11 of the NPPF encourages local planning authorities to make an effective use of land. Paragraph 124 of the NPPF states that planning policies and decisions should promote an effective use of land in meeting needs for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 5.4 Paragraph 128 of the NPPF highlights that planning decisions should support development which makes the efficient use of land, taking into account; housing need, local market conditions, availability and capacity of infrastructure, maintaining the area's prevailing character and securing well-designed places.
- 5.5 The proposal is considered to align with the exceptions under paragraph 154 of the NPPF and would not have a greater impact on the Green Belt than the existing development. The principle of development is therefore considered acceptable subject to other material planning considerations such as the impact in the character area and neighbouring residential amenities. Furthermore, the proposal would align with the aims of the NPPF in providing additional homes, making effective use of land and achieving sustainable development.

Impact upon the Green Belt

Core Strategy Policies:

CP9 (Natural environment)

Local Plan Saved Policies:

GB1 (Green Belt boundaries and the control over development in the Green Belt)

GB2 (Re-use of buildings in the Green Belt)

GB10 (Extensions to dwellings in the Green Belt)

- 5.6 Paragraph 142 of the National Planning Policy Framework (NPPF) states that the Government attaches great importance to Green Belts. The fundamental aim of Green

Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

- 5.7 Paragraphs 154 and 155 of the Framework states the construction of new buildings in the Green Belt is inappropriate subject to several exceptions, including (d) the re-use of buildings provided that the buildings are of permanent and substantial construction.
- 5.8 Policy GB1 of the South Bucks District Local Plan sets out exceptions where planning permission will be granted for development in the Green Belt. Policy GB2 establishes where the re-use of buildings may be permissible subject to a number of exceptions including a) where the building to be re-used is of a permanent and substantial construction capable of conversion without major or recomplete construction, and where c) where the proposed new use would not detract from the open and undeveloped character of the Green Belt.
- 5.9 The proposed scheme seeks to convert the building, currently used as a single dwellinghouse, into two separate one-bedroom dwellings. The building as existing is of a permanent and complete construction, and the development would not result in any substantial changes to the external building structure other than the closing up of two windows within the front elevation.
- 5.10 The proposed development would not result in any extension of the building or increase in built form on site. The proposed alteration, given its modest nature would not be considered to result in disproportionate additions over and above the original dwelling.
- 5.11 Whilst the proposed development would involve a net increase of residential units on site, it would not be considered to result in a level of intensification that would result in a detrimental harm to the Green Belt and would be considered to maintain the open, undeveloped character of the Green Belt.
- 5.12 Overall, for the reasons set out above it is considered that the proposed development would align with the NPPF in terms of an exception to inappropriate development. The proposal is considered not to have a greater impact on the Green Belt than the existing development and the scheme is considered to align with policies GB1 and GB2 of the south Bucks District Local Plan (adopted March 1999) and the exceptions set out under Paragraph 154 and 155 of the NPPF.

Transport matters and parking

Local Plan Saved Policies:

TR5 (Access, highways work and traffic generation)

TR7 (Traffic generation)

- 5.13 The proposal involves the subdivision of the existing three-bedroom dwelling to two one-bedroom dwellings. Parking standards are taken from the following document: Buckinghamshire Parking Guidance September 2015. Iver Heath is within Zone B (Mid-range population) where guidance requires one off street parking space per dwelling with 1-4 habitable rooms including one-bedroom. The site currently has parking provisions for a minimum of 3 vehicles clear of the Highway and as such, has sufficient capacity to accommodate the required level of parking in line with the parking standard requirements set out above.
- 5.14 The Council's Highway Officer has reviewed the submitted application and raises no objections in regards to Highways safety, trip generation and parking provision. The Officer has noted that they would support a condition securing the use of the site as

rangers accommodation to minimise potential additional vehicular movements located at the junction with Uxbridge Road (A412) typical of a development involving an increase in the number of residential dwellings onsite. The existing use of the building as a rangers accommodation has no such restrictive condition and it is not considered necessary in this instance to introduce this.

Raising the quality of place making and design

Core Strategy Policies:

CP8 (Built and historic environment)

Local Plan Saved Policies:

EP3 (The Use, Design and Layout of Development)

H9 (Residential development and layout)

- 5.15 Section 12 of the NPPF was revised in 2023 and sets out the requirements for achieving well-designed and beautiful places. Paragraph 131 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 135 states that planning decisions should ensure that developments, (a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development, (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, and (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting.
- 5.16 C1 of the National Design Guide places important on local identity, stating that well-designed new development should respond positively to the features of the site itself and the surrounding context beyond the site boundary. New development should integrate well with the wider surroundings including an understanding of existing built form and layout within the local area.
- 5.17 Local Plan policy EP3 highlights that development will only be permitted where its scale, layout, height, design and external materials and use are compatible with the character and amenities of the site itself, adjoining development and locality in general.
- 5.18 Local Plan Policy H9 states that proposals involving the development of land for residential purposes will only be permitted where the proposal would be compatible with the character of the surrounding area in terms of density, layout, design, height, scale, form and materials. The proposal should not adversely affect the character or amenities of nearby properties or the locality in general, for example through overdominance, obtrusiveness, loss of important trees or important groups of trees, loss of privacy or loss of daylight.
- 5.19 As previously noted, the proposed development largely consists of internal changes, and the only external works include the removal of two existing front elevation windows which are to be replaced with matching external materials to that of the existing building. There would consequently be no significant change to the dwelling which would maintain the outward appearance of a single dwelling when viewed from within the street scene.
- 5.20 The application site currently contains three bedrooms, while the proposal would result in two one-bedroom dwellings. It is anticipated that any increase in footfall or vehicular movements would remain consistent with that likely and realistically

achievable through the use of the dwelling as existing and would not unduly impact upon the character and appearance of the area.

- 5.21 The proposed development would, therefore, comply with Local Plan policies EP3 and H9, C1 of the National Design Guide and the provisions within the NPPF.

Amenity of existing and future residents

Local Plan Saved Policies:

EP3 (The use, design and layout of development)

EP5 (Sunlight and daylight)

- 5.22 The proposed development would provide two one-bedroom dwellings. The proposed floor plans indicate that each of the habitable rooms within both dwellings would afford sufficient daylight and outlook. In addition, the proposal would accord with the National Standards in terms of floor space meeting the minimum requirement of 39sqm for a one-bedroom single occupant dwelling.
- 5.23 The South Bucks Residential Design Guide states that 'all houses should have an enclosed private garden. The size of garden will normally be expected to be commensurate with the size of the dwelling, with larger dwellings having larger gardens. Where possible gardens should be large enough to accommodate mature trees and planting and provide private sitting out areas which are not over-looked'. The garden area surrounding the building would be of an acceptable size and would provide an adequate level of outdoor amenity for future residents.
- 5.24 Local Plan Policy H9 requires that proposal for development of land for residential purposes should not adversely affect the character or amenities of nearby properties through overdominance, obtrusiveness, loss of privacy or loss of daylight.
- 5.25 With the exception of the closing up of two of the front elevation windows, no external physical alterations are proposed. Therefore, the application would not represent additional amenity harm through appearance or physical form.
- 5.26 The use of the building would remain as existing and given the single storey nature of the site and the sufficient separation distances between the existing dwelling and the neighbouring properties to the south, no objections are raised in regard to overlooking.
- 5.27 Overall, the proposed development is considered to comply with Local Plan policies EP3, EP5 and H9.

Impact on Burnham Beeches

Core Strategy Policies:

CP9 (Natural Environment)

- 5.28 Core Policy 9 of the adopted Core Strategy sets out that the highest priority will be given to the integrity of Burnham Beeches Special Area of Conservation (SAC). Para 3.3.11 of the Core Strategy also states that "where a specific development could result in significant effects on the SAC, a Project level (regulation 48) HRA will need to be carried out by the developer when the planning application is submitted to determine whether mitigation measures are required." This is also consistent with Section 15 of the NPPF relating to 'Conserving and enhancing the natural environment'. The Council's approach to the impact of new residential on Burnham Beeches SAC is set out in the Burnham Beeches Special Area of Conservation Strategic Access Management and Monitoring Strategy SPD (2020). Natural England have advised 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.

- 5.29 Due to new evidence on the impacts of recreational and urban growth at Burnham Beeches SAC carried out by Footprint Ecology as part of the emerging Local Plan, 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 where increases in the number of residential properties will require Habitats Regulations Assessment. Mitigation measures will be necessary to rule out adverse effects on the integrity of the SAC from the cumulative impacts of development.
- 5.30 Impacts to the SAC as a result of increasing recreation pressure are varied and have long been a concern. These impacts, which have the potential to adversely affect its interest features, include: Contamination (e.g. dog fouling, litter, spread of plant pathogens); Increased fire risk; Trampling/wear (e.g. loss of vegetation, soil compaction, erosion, damage to trees from climbing); Harvesting (e.g. fungi, wood); Difficulties in managing the site (e.g. maintaining the grazing regime); Disturbance (e.g. affecting the distribution of livestock and deer).
- 5.31 Natural England confirm 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.
- 5.32 Given the above, the Council has carried out an Appropriate Assessment for the proposed development. This concludes that without mitigation measures the development is likely to have a significant effect upon the integrity of the SAC with the result that the Council would be required to refuse this planning application.
- 5.33 In order to mitigate such impacts the Council has adopted a Strategic Access Management and Monitoring Strategy (SAMMS). The Council consider that the SAMMS, which is supported by Natural England, is robust and capable of mitigating the likely significant effects of the proposal over 500 metres and up to 5.6 kilometres provided the proposal pays a contribution towards the SAMMS.
- 5.34 The applicant has agreed to provide the required mitigation, and subject to an acceptable Planning Obligation being completed to secure this, it is considered that the proposal would not have a significant effect upon the integrity of the SAC and is therefore acceptable.

Other Matters

- 5.35 The proposed development would be served by a waste store to the front of the property. The Council's waste team have reviewed the plans and have no objections to the proposed development.

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 Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development which for decision taking means approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
- 6.4 It is acknowledged that the Council cannot demonstrate a 5-year supply in the South Bucks Area and paragraph 11(d) of the NPPF is engaged.
- 6.5 Housing delivery is a strategic aim of the Core Strategy. The proposed development would make a positive contribution to the Council's housing needs and supply. This housing provision represents a benefit that weighs in favour of the proposal.
- 6.6 Compliance with Core Strategy and Local Plan policies have been demonstrated in terms of Green Belt, transport and parking, neighbour amenity, visual amenity and conserving and enhancing the natural environment, however these do not represent benefits of the scheme but rather demonstrate an absence of harm to which weight should be attributed neutrally.
- 6.7 In terms of applying paragraph 11 d of the NPPF it is concluded that, subject to the completion of the aforementioned memorandum of understanding, there are no policies that protect areas or assets of particular importance, that provide a clear reason for refusing the development proposed and there are no adverse effects of the proposal would significantly and demonstrably outweigh the benefits.
- 6.8 Taking all of the above into account it is considered that the proposal would provide for a sustainable form of development that meets the requirements of the NPPF and relevant Development Plan policies.
- 6.9 It is considered that a fair and reasonable balance would be struck between the interests of the community and the human rights of the individuals concerned in the event planning permission being granted in this instance.

7.0 Working with the applicant / agent

- 7.1 In accordance with paragraph 38 of the National Planning Policy Framework, 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.

7.2 In this instance the plans as submitted are considered acceptable by the Council. An amended TPP was requested during the course of the application by the Councils Tree Officer and subsequently found acceptable.

8.0 Recommendation: that the application be deferred and delegated to the Director of Planning and Environment to grant permission subject to the completion of an acceptable Planning Obligation to secure the required mitigation for Burnham Beeches SAC. Subject to the following conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning from the date of this decision notice. (SS01).
Reason: To comply with the provisions of Section 91(1) (a) of the Town and Country Planning Act 1990 (or any statutory amendment or re-enactment thereof).
2. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building. (SM03).
Reason: To safeguard the visual amenities of the area. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)
3. The development to which this planning permission relates shall be undertaken solely in accordance with the following drawings:

List of approved plans:

<u>Received</u>	<u>Plan Reference</u>
18 Aug 2023	Location Plan
7 Aug 2023	J0074331-23-01
30 Aug 2023	CA 002
6 Dec 2023	CA 001 Rev B

APPENDIX A: Consultation Responses and Representations

Councillor Comments

None received.

Parish/Town Council Comments

Parish response received 11th October 2023 - I write to advise you that Wexham Parish Council have no objections to this application however we would not wish for the exterior of the building to be altered as it is unique in its design.

Consultation Responses

Highway Officer response received 12th October 2023 - The proposed works are located remote from the public highway, along a private road named Peace Road which is not maintained by Buckinghamshire Council. Having assessed the submissions in support of the application, the provision of ranger's accommodation in this location is unlikely to result in a material increase in vehicles using the access onto the public highway, located at the junction with Uxbridge Road (A412). Whilst a typical residential dwelling would be expected to generate additional vehicle movements, generally, the provision of on-site worker accommodation reduces the number of vehicular trips associated with the site as future residents would otherwise be required to travel to and from the site for work. I would, however, support a condition to be placed upon any planning consent granted that the proposed dwellings should only be for ranger's accommodation. With regard to parking provision, having assessed the development using the Buckinghamshire Countywide Parking Guidance policy document, the development would generate a parking requirement of 2(no) spaces (1(no) space each). I am satisfied that the site has sufficient capacity to accommodate this required level of parking. Mindful of the above, the Highway Authority does not have any objections or conditions to recommend for this application with regard to highway issues.

Waste Officer response received 10th October 2023 - I have looked at the plans and due consideration has been given to waste management and container provision aspects of the proposal. On the plans within the site plan, which states that, bins will have appropriate external storage for containers within the curtilage of the property. Standard container provision for domestic households is one of each bin for refuse (180L), recycling (240L),

paper/card box (55L) and food caddy (23L). It is assumed that the 2 x flats will share these containers. The proposal would be a comparable service currently provided to Boundary Lodge Black Park Cottage by the Council. Therefore, Waste services have no objections towards the proposal for waste and recycling provisions at property. Residents to present their waste and recycling at the property boundary for kerbside collections. All collections to take place in accordance with Council policies.

Natural England response received 12th October 2023 - no objection. Based on the plans submitted, Natural England considers that the proposed development will not have a significant adverse impacts on statutory protected nature conservation sites or landscapes. Natural England generic advice on other natural environment issues is set out at Annex A.

Representations

None received.

APPENDIX B: Site Location Plan



Do not scale – this map is indicative only

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Report to South Area Planning Committee

Application Number:	PL/23/3361/FA
Proposal:	Proposed removal of existing roof and raising the new roof height to provide first floor habitable accommodation, new rear gable roof extension, front, side and rear rooflights. Proposed new two storey front porch, with glazing and pitched roof.
Site location:	Ride Cottage 4 Denmead Close Gerrards Cross SL9 7LX
Applicant:	Mr & Mrs Kumar
Case Officer:	Matthew Jackson
Ward affected:	Gerrards Cross
Parish-Town Council:	Gerrards Cross Town Council
Valid date:	23 October 2023
Determination date:	7 February 2024
Recommendation:	Conditional permission

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 Householder planning approval is sought for the erection of a first floor above the single storey bungalow.
- 1.2 On balance the proposal is considered to accord with Local and NPPF guidance.
- 1.3 This application has been called to Planning Committee by the three Ward Members as follows:
- 1.4 Councillor Andrew Wood stated that "From an enclave of 5 bungalows it will be overwhelmed by a large two-story incongruous house. There is no plan to integrate this within the current development, whether sympathetically or otherwise in his reason for consideration by committee.
- 1.5 Councillor Michael Bracken called in the application as he believes it would benefit from scrutiny from the planning committee.
- 1.6 Councillor Thomas Broom called in the application as he believes it requires the scrutiny of the committee.
- 1.7 Recommendation for the application is conditional permission.

2.0 Description of Proposed Development

- 2.1 The application site is located in a corner plot which is set back from the road and its only frontage is its driveway, which is between no's 3 and 5. Excluding the driveway, the site is rectangular in shape and is adjoined by other residential dwellings. The immediate neighbours in Denmead Close no's 3 to the southwest and 5 to the southeast are also bungalows, while the other adjoining dwellings are two storeys.
- 2.2 Denmead Close is a private cul-de-sac which contains just 5 bungalows none of which appear to have accommodation at first floor. The street is narrow with a small turning head with a swath of grass either side of the access road which leads to the houses. Characteristically dwellings are low, around 5m in height and are constructed with pitched roofs, with gable fronted projections, seemingly converted garages. Frontages are wide with clearly defined boundaries, while no's 1, 2 and 3 have relatively open frontages with shrubs and hedging the landscaping of choice. The driveway leading to the application dwelling is bordered by mature landscaping as are all the application site boundaries.
- 2.3 The application dwelling is a detached bungalow with generous accommodation at ground floor only. It has previously been extended and unlike the other dwellings in the street which are constructed from brickwork and tiles, it is rendered with dark roof tiles.
- 2.4 Due to the size of the plot and its back land location, there are 7 residential curtilages which border the application site with another one in close proximity. The northeastern/eastern boundaries adjoin dwellings on Oxford Road which are located in the Gerrard Cross Common Conservation Area and are non-designated heritage assets. The site is designated as "woodland roads" in the Chiltern and South Bucks Townscape Character Study.
- 2.5 The application is accompanied by a Design and Access Statement.

3.0 Relevant Planning History

- 3.1 13/02080/FUL - Conditional permission, 31 January 2014 - Attached garage and store.
- 3.2 12/00685/FUL - Conditional permission, 11 June 2012 - Extension of time limit imposed on planning application 09/00289/FUL for: Replacement front porch and single storey side extension.
- 3.3 09/00289/FUL - Conditional permission, 29 April 2009 - Replacement front porch and single storey side extension

4.0 Summary of Representations

- 4.1 12 letters of concern were received in relation to this application. A summary of the concerns is provided in Appendix A.

5.0 Policy Considerations and Evaluation

- National Planning Policy Framework (NPPF) 2023.
- Planning Practice Guidance
- National Design Guidance, October 2019
- South Bucks Core Strategy Development Plan Document - Adopted February 2011
- South Bucks District Local Plan - Adopted March 1999 Consolidated September 2007 and February 2011
- South Bucks District Local Plan Appendix 5 (Conservation Areas)

- South Bucks District Local Plan Appendix 6 (Parking standards)
- South Bucks District Council Residential Design Guide Supplementary Planning Document (SPD) - Adopted October 2008
- Chiltern and South Bucks Townscape Character Study 2017
- Gerrards Cross Parish Neighbourhood Plan 2017 – 2040 – Submission draft November 2023. (This document is currently at the draft stage and therefore the policies within it only carry limited weight in the decision making process).

Principle and Location of Development

Core Strategy Policies:

CP1 (Housing provision and delivery)

Local Plan Saved Policies:

Policy H9 (Residential layout & design)

Policy H11 (Alterations and extensions to dwellings)

- 5.1 The application site is located within the developed area of Gerrards Cross where residential development is acceptable in principle subject to other material planning considerations such as the impact on the character area and neighbouring residential amenities.

Transport matters and parking

Core Strategy Policies:

CP7 (Accessibility and transport)

Local Plan Saved Policies:

TR7 (Parking provision)

TR10 (Heavy goods vehicles)

- 5.2 Buckinghamshire Countywide Parking Guidance for residential dwellings require a dwelling of the existing size to provide off street parking for 3 cars within the residential curtilage. While only 2 cars are shown on the submitted plans there is space for more than 3 cars on the driveway and within the garage which is proposed to be retained. Although the dwelling is being enlarged parking provision requirements do not seek further parking if 3 parking spaces are provided and therefore sufficient parking provision is provided for the proposed enlargement of the dwelling.
- 5.3 No Highways safety concerns are raised regarding the development, and it meets parking provision for a dwelling of the proposed size in this location. The proposal is therefore considered to accord with policies TR7 and TR10 of the Local Plan and section 9 of the NPPF.
- 5.4 Multiple letters of representation have been received for this application raising concerns that commercial vehicles and Heavy Good Vehicles will have a detrimental impact on the cul-de-sac during the build process. However, construction traffic associated with a development of this nature would be a temporary issue and would not form the basis of refusing a planning application.

Raising the quality of place making and design

Core Strategy Policies:

CP8 (Built and historic environment)

Local Plan Saved Policies:

EP3 (The Use, Design and Layout of Development)

H9 (Residential development and layout)

H11 (Alterations and extensions to dwellings)

H13 (Ancillary buildings within residential curtilages)

- 5.5 Section 12 of the NPPF sets out the requirements in achieving well-designed places. Paragraph 135 (b) states that planning policy and decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective architecture. Section (d) of the same states that planning decisions should ensure that developments establish or maintain a strong sense of place, using the arrangement of the streets spaces, building types and materials to create attractive, welcoming and distinctive places to live, work or visit.
- 5.6 C1 of the National Design Guide places important on local identity, stating that well-designed new development should respond positively to the features of the site itself and the surrounding context beyond the site boundary. New development should integrate well with the wider surroundings including an understanding of existing built form and layout within the local area.
- 5.7 Local Plan policy EP3 highlights that development will only be permitted where its scale, layout, height, design and external materials and use are compatible with the character and amenities of the site itself, adjoining development and locality in general. Poor designs which are out of scale or character with their surroundings will not be permitted.
- 5.8 Local Plan Policy H9 states that proposals involving the development of land for residential purposes will only be permitted where e proposal would be compatible with the character of the surrounding area in terms of density, layout, design, height, scale, form, and materials. The proposal should not adversely affect the character or amenities of nearby properties or the locality in general, for example through over dominance, obtrusiveness, loss of important trees or important groups of trees, loss of privacy or loss of daylight.
- 5.9 The Townscape Character of the site is designated as Woodland Roads for the purposes of the Chiltern and South Bucks Townscape Character Study. The planning and design principles within the site seek to retain woodland character, limit building heights to two storeys and encourage a variety of architectural styles.
- 5.10 The application site is located within Denmead Close, a private cul-de-sac which consists of 5 dwellings which are accessible via a narrow driveway on the northern side of Dukes Wood Avenue. The cul-de-sac comprises of detached bungalows with pitched roofs and wide frontages and differ from the surrounding area which predominantly comprise two storey detached dwellings. No's 1 – 3 Denmead close have projecting front extensions which were historically garages and have now been converted. Dwellings have a variety of finishing materials; none have accommodation within the roof.
- 5.11 No's 1, 2 and 3 Denmead Close are set back from the street and have open frontages containing landscaping. Nos. 4 and 5 are set back from the street down narrow driveways and are not as prominent in the street scene due to the mature planting on the front boundaries and adjacent to the driveway.
- 5.12 The application property, No. 4 Denmead Close, it is set well back from the road and does not immediately front onto the cul-de-sac. The site frontage and driveway also incorporate a degree of mature landscaping such that the dwelling is not a prominent feature in the street scene, with only the garage roof slope being readily visible from the public domain. This view is also softened due to the backdrop high fir trees along

the rear boundary of the application site.

- 5.13 The proposal seeks the addition of a first-floor extension raising the height of the dwelling from 5.1m by 2.4m to 7.5m. Development is proposed above the main dwelling only and does not include the existing garage or the main living room/kitchen area which are closer to the boundaries. The front of the dwelling will include a two-storey front entrance, fenestration at first floor and a shallow pitched roof similar to the existing dwelling. While there is a two-storey feature window located centrally in the rear elevation. The cumulative appearance of the proposal results in a well-balanced, attractive dwelling.
- 5.14 Concerns have been raised by residents that the introduction of a first floor to the existing dwelling would be out of keeping with the other properties on Denmead Close and that the development would dominate the existing bungalows. Concern is also raised that the proposal would not meet with Objective 5 of the Gerrards Cross Neighbourhood Plan which seeks to ensure future housing is designed and developed sympathetically and in character with the existing built environment of Gerrards Cross (as noted above, the Gerrards Cross Neighbourhood Plan (submission draft) can only be given limited weight at this time).
- 5.15 It is acknowledged that the proposal does represent a significant departure from the design and appearance of the existing bungalow. However, as noted above, No. 4 Denmead Close differs from other bungalows in the cul-de-sac in that it does not directly front the road and is set well back from the road frontage. It is also of relevance that the roads surrounding the cul-de-sac predominantly consist of substantial two storey dwellings including the properties which immediately adjoin the north-east and northwest boundaries of the site. Taking this into account and given the juxtaposition of the dwelling between the single storey development at Denmead Close and the two storey dwellings on Oxford Road and Manor Lane, it is not considered that the resultant development would appear unduly prominent or dominating in the street scene or would be out of keeping with surrounding development.
- 5.16 Overall, it is considered that the proposed development would be attractive as a result of good architecture, layout and appropriate and effective architecture and would respond positively to the bungalows on Denmead Close and the Houses on Oxford Road and Manor Lane. It does not exceed two stories and a variety of architectural styles is encouraged within Woodland Roads Townscape Character Area.
- 5.17 The proposal would therefore be compatible with the section 12 (Achieving well-designed and beautiful places) NPPF, policy C1 of the National Design Guide, Policies EP3 and H9 of the Local Plan and the Chiltern and South Bucks Townscape Character Study.

Historic environment

Core Strategy Policies:

CP8 (Built and historic environment)

Local Plan Saved Policies:

C1 (Development within a Conservation Order)

- 5.18 This Authority's Heritage Officer raises no objections to the proposal confirming that "The application is acceptable in heritage terms" and that "The proposal would cause no harm to the significance of the heritage asset".
- 5.19 The application site is adjoining the Gerrards Cross Conservation Area to the east of

the site which contains dwellings on Oxford Road which are non-designated heritage assets. Upon consultation the Authority Heritage Officer wrote “Heritage has no objection to the overall plans to increasing the height of the building, as building within the CA are already two storeys. However, heritage would ask the case officer to request some changes in the design elements and promote good design principles, because the property is in the setting of the CA and several NDHAs. Any new development needs to be sympathetic as views to and from the CA are significant, even if they are not from a public way. Higher standards of design are required to preserve or enhance the special character and importance of the heritage asset. The increase in fenestrations, whether rooflights or the glazing to the rear, as well as the potential light spill is of concern. Design should be sympathetic to local character and history, including the surrounding built environment and landscape setting”.

- 5.20 Since it was submitted the applicant has made changes to the design to reduce the number of windows it had in the roof, rear elevation and side elevation. This was carried out to prevent overlooking in the flank elevation, but also to reduce the amount of light spill entering the conservation area. The amended scheme significantly reduces the potential for light spill and improves the dwellings design. As a result, it has less of an impact on the Conservation area and the residential dwellings on Oxford Road which are designated as non-heritage assets. It is therefore considered to be in accordance with policies C8 of the Core Strategy and C1 of the Local Plan.

Amenity of existing and future residents

Local Plan Saved Policies:

EP3 (The use, design and layout of development)

EP5 (Sunlight and daylight)

H11 (Alterations and extensions to dwellings)

- 5.21 Policy EP3 of the Local Plan states that “Development should be in scale with surrounding development, including any buildings which are to be retained on the site, and should not adversely affect the character or amenities of any nearby properties or the locality in general.” And that “The siting of buildings should not adversely affect the character or amenities of any nearby properties or the locality in general.”
- 5.22 Policy EP5 of the Local Plan requires development only be permitted where its design and layout would provide adequate daylight and sunlight and would not result in a significant loss of daylight or sunlight to adjacent buildings or land.
- 5.23 Policy H11 of the Local Plan states “the extension would not adversely affect the amenities of any adjacent properties, for example through overlooking, overdominance, obtrusiveness and loss of daylight. The Council will consider the effect of proposals on the amenities of dwellings and their gardens. In considering the impact on a dwelling the Council will pay particular attention to the impact on the primary windows of habitable rooms and kitchens”.
- 5.24 Unusually the application dwelling has 7 immediate neighbours adjoining its boundary with one further dwellings boundary in proximity. First floor windows are introduced in the southwestern flank elevation facing no 3, in the northwestern rear elevation facing neighbours Little Glebe and Baytrees, in the northeastern elevation facing dwellings fronting Oxford Road and to the south east, front overlooking no 5.
- 5.25 The layout of the existing dwelling is such that a pitched roofed double garage lies to the front, up close to the southwestern side of the plot adjacent to no 3 which has its

own garage close to the boundary. The application site has a secondary window in the flank elevation of a bedroom which is set in from the boundary, while no 3 appears to have 2 windows in the flank elevation. Although these do not appear to be the primary windows for habitable rooms. The first-floor element of the proposal does not propose any windows in the flank elevation. Although first floor windows in the rear elevation will overlook the rear garden of no 3. The flank wall is 5m from the side boundary which will reduce the degree of overlooking which is considered standard between residential dwellings.

- 5.26 No windows are proposed in the front gable which would have views towards the flank elevation of No 5 which is approximately 20m away. High trees on the boundary between dwellings would prevent overlooking from the first-floor bedroom window which is even further away around 28m and also views the flank of no 5. Dwellings on Oxford Road which back onto the site are over 45m away and the nearest dwelling on Manor Lane, Baytrees is over 30m away and is set at a slight angle.
- 5.27 The garage for the application site extends up to the boundary with no 3 so the two dwelling are close together. No 3 is set in from the flank boundary by approximately 1m while the 1st floor element of the proposal would be around 5m from the flank boundary. Given that the application dwelling is located to the northeast of no 3 the raising of the roof would only impact morning sun to the rear garden and as the primary window in the rear elevation of no 3 face northwest the proposal would not be considered to result in an overbearing impact towards no or any of the other surrounding neighbours.
- 5.28 Considering the above, the proposal is not considered to result in a detrimental loss of privacy to any of the immediate neighbours by way of overlooking, neither would it be overbearing. It therefore complies with policies EP3, EP5 and H11 of the Local Plan and section 12 (Achieving well-designed and beautiful places) of the NPPF.

Environmental issues

Core Strategy Policies:

CP12 (Sustainable energy)

CP13 (Environmental and resource management)

Local Plan Saved Policies:

EP3 (The use, design and layout of development)

EP5 (Sunlight and daylight)

- 5.29 The proposal is for an extension of an existing dwelling which already generates residential impacts. Therefore, there will not be a material change in existing noise, pollution, air quality or waste collection. It therefore complies with policies EP5 and H11 of the Local Plan and section 12 of the NPPF.

Flooding and drainage

Core Strategy Policies:

CP13 (Environmental and resource management)

- 5.30 The application seeks to raise the existing roof and add a first floor to the dwelling, but the existing footprint will not be increased. As such the proposal is not considered to result in the increase of surface water flow on site or elsewhere. It therefore complies with policy CP13 of the Core strategy and H11 of the Local Plan and section 14 of the NPPF.

Ecology

Core Strategy Policies:

CP9 (Natural environment)

CP13 (Environmental and resource management).

5.31 A Preliminary Roost Assessment Report [PRA] project number 23_PRA_09_29 was submitted in support of the proposal. The report states “An internal and external examination discovered no potential roosting features on any of the elevations. No known evidence of bats was seen within the void space. The building was assessed as holding negligible suitability for roosting bats” and there was low presence/potential of foraging/commuting Bats. Taking this into account no objections are raised with regard to the ecological impacts subject to a condition requiring the submission of details of ecological enhancements.

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.

7.0 Working with the applicant / agent

7.1 In accordance with paragraph 38 (Decision Making) of the NPPF 2023 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 requested to make some changes to reduce the amount of rooflights in the roof and windows to mitigate light spill and overlooking. The applicant submitted amended plans as requested.

8.0 Recommendation: Conditional Permission. Subject to the following conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning from the date of this decision notice.
Reason: To comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990. (SS01A)

2. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building. (SM03)
Reason: To safeguard the visual amenities of the area. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)
3. The first-floor windows in the north east elevation of the development hereby permitted shall be fitted and permanently maintained with obscure glass. (SD03)
Reason: To prevent overlooking and loss of privacy in the interests of the amenities of the adjoining properties. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)
4. 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 development dwelling hereby permitted.
Reason: To protect the amenities and privacy of the adjoining property.
5. Prior to the occupation of development, a scheme of ecological enhancements shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of native landscape planting of known benefit to wildlife and provision of artificial roost features, including bird and bat boxes. The ecological enhancements shall be implemented and retained in accordance with the details.
Reason: In the interests of improving biodiversity in accordance with NPPF and Core Policy 9: Natural Environment of the South Buckinghamshire Core Strategy and to ensure the survival of protected and notable species protected by legislation that may otherwise be affected by the development.
6. The development to which this planning permission relates shall be undertaken solely in accordance with the following drawings:

LIST OF APPROVED PLANS

Plan Reference	Date received by Local Planning Authority
100_00	18.01.2024
100_01	18.01.2024
100_02 Rev 01	18.01.2024
100_00 Rev 01	18.01.2024
300_00 Rev 01	18.01.2024
200_01	18.01.2024
300_01 Rev 01	18.01.2024
300_02 Rev 01	18.01.2024
400_00 Rev 01	18.01.2024
400_01 Rev 01	18.01.2024
400_02 Rev 01	18.01.2024
400_03 Rev 01	18.01.2024

APPENDIX A: Consultation Responses and Representations

Councillor Comments

Councillor Michael Bracken: Stance: Customer made comments neither objecting to or supporting the Planning Application Comment Reasons: I call in this application. Received 22/11/2023

Councillor Andrew Wood: I'd like to call in planning number PL/23/3361/FA at 4 Denmead Close Gerrard's Cross for the following reasons. The proposed development will irreparably alter the character of Denmead Close. From an enclave of 5 bungalows it will be overwhelmed by a large two story incongruous house. There is no plan to integrate this within the current development, whether sympathetically or otherwise.

1. The proposed development represents over development of the site. There will be a 60% increase in size: from 257 m² to 427.4 m². The height of the development will increase by 64%, from 4.8m to 7.5m. A clear visual depiction of that can be seen in the site location plan, and also the block plan and drawings. Not only will it be completely out of kilter with the other bungalows in Demand Close, it will also be substantially larger than the houses abutting Oxford Road South.
2. Domination by the development. Although it is unclear whether there will be windows along the eastern flank of the proposed 2 storey wall, the plan shows that it will be very close to the eastern boundary line. It will impose over the gardens of Glendevon and number 5 Denmead Close. More generally the development will visually dominate both Denmead Close and the surrounding properties. It also has a high level of fenestration that will be particularly acute during winter months. The trees in the rear of Glendevon are deciduous beech and oak and are close to the boundary with number 4, and further north old tall scotch pine, characterised by growth at the top and bare trunk towards the base.
3. Vehicular access. There is limited vehicular access to the site via a private shared driveway. The construction of the proposed development will cause a substantial interference with the use of that driveway by the other residents of Denmead Close. It is highly probable given the size of the vehicles needed for the construction that this disruption will take place over an extensive period of time. It is also highly probable that, given the narrow width of the driveway. Received 23/11/2023.

Councillor Thomas Broom: I feel that planning application PL/23/3361/FA deserves full scrutiny and would request this is called in to committee. Received 23/11/2023.

Parish/Town Council Comments

Gerrards Cross Town Council has an objection to this application on the following grounds: it is overdevelopment of the site; it is unneighbourly to bordering properties; there is excessive fenestration; causing loss of privacy for neighbouring properties; it is out of keeping with surrounding properties and would set an unwelcome precedent in this unique cul de sac. We request this plan to be called in to the Bucks Planning Committee. Received 23/11/2023.

Consultation Responses

Heritage

The proposal is to raise to roof for part of the property to make it two storeys to provide first floor accommodation along with new fenestrations, porch and rear gable roof. Heritage has no objection to the overall plans to increasing the height of the building, as building within the CA are already two storeys. However, heritage would ask the case officer to request some changes in the design elements and promote good design principles, because the property is in the setting of the CA and

several NDHAs. Any new development needs to be sympathetic as views to and from the CA are significant, even if they are not from a public way. Higher standards of design are required to preserve or enhance the special character and importance of the heritage asset. The increase in fenestrations, whether rooflights or the glazing to the rear, as well as the potential light spill is of concern. Design should be sympathetic to local character and history, including the surrounding built environment and landscape setting. Received 18/12/2023.

Trees

No Objection. Received 02/11/2023.

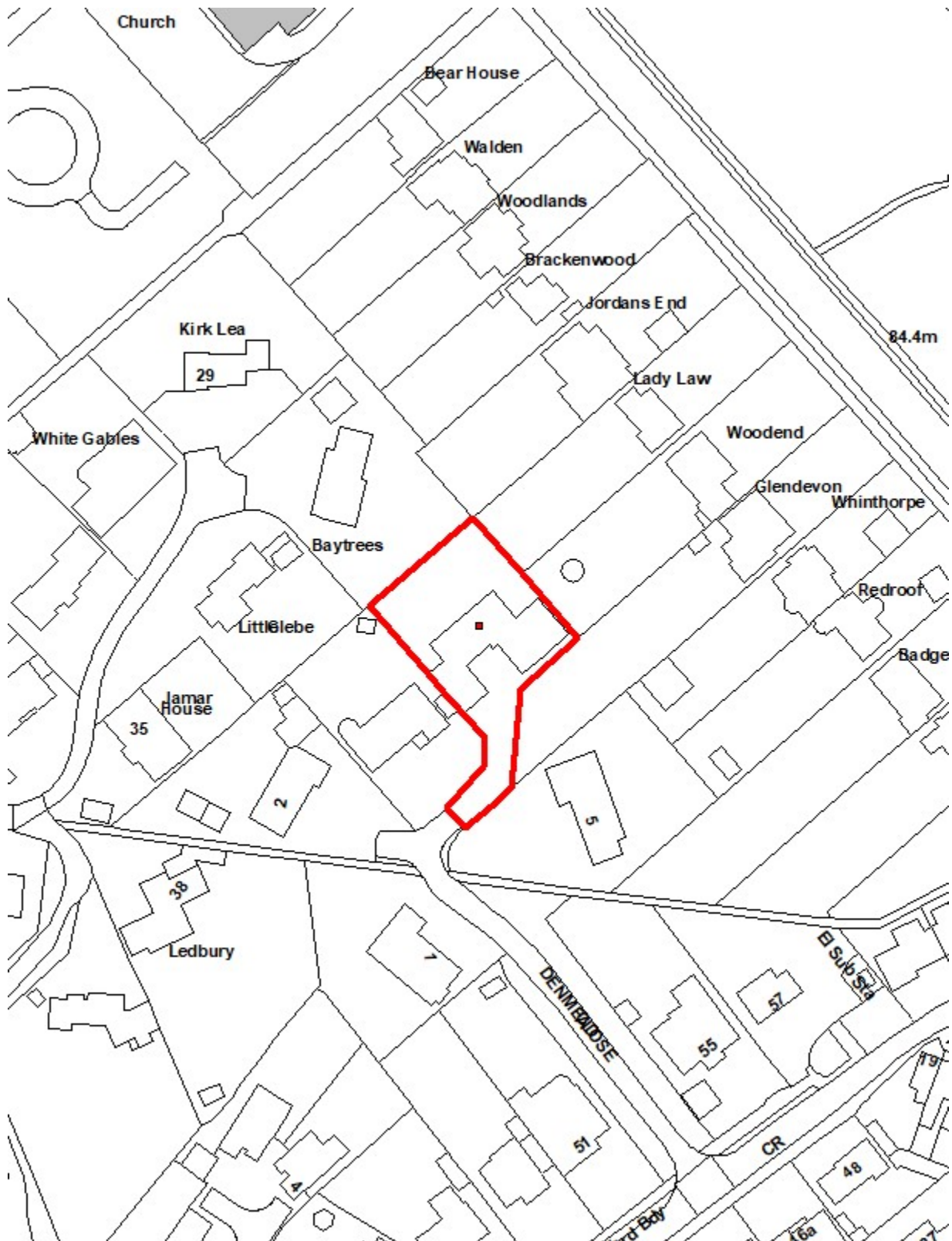
Representations

12 letters of concern were received in relation to this application. A summary of the concerns is below:

- The proposal will be dominate the existing bungalows
- Loss of privacy due to overlooking
- the building is bordered by that Conservation Area on two sides (north-east and south-east)
- Overdevelopment
- Out of character
- Loss of outlook
- One storey homes are almost on the critically endangered list due to the number of new bungalow constructions hitting the lowest in 80 years, this year down 70 percent compared to the same period last year so surely this style and character of housing should be looking at being preserved not destroyed.
- It also runs contrary to the stated Gerrards Cross Neighbourhood Plan July 2023 objective 5, that the general design of future residential developments should "be proportionate to the scale, layout and character of the surrounding buildings"
- The property is situated in a small private cul-de-sac with a strict No Parking policy. The introduction of large construction vehicles for this development would not only violate this policy but would also disrupt the lives of the other residents. The nature of the Close and access to the property in question is totally unsuitable for the scale of the proposed building work.
- Grey slate and white K-Rend are not in keeping with surrounding properties.

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APPENDIX B: Site Location Plan



Do not scale – this map is indicative only

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Report to South Area Planning Committee

Application Number:	PL/23/3402/FA
Proposal:	Demolition of existing bungalow and erection of new 3-bed single storey dwelling
Site location:	River View Village Road Denham UB9 5BE
Applicant:	Mr & Mrs Smith
Case Officer:	Kaya Allnut
Ward affected:	Denham
Parish-Town Council:	Denham Parish Council
Valid date:	31 October 2023
Determination date:	9 February 2024
Recommendation:	Conditional permission

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 The application seeks planning permission for the demolition of the existing bungalow and the erection of new 3-bed single storey dwelling.
- 1.2 The planning application is being referred to the South Area Planning Committee due to a call-in from Denham Parish Council.
- 1.3 Recommendation for the application is conditional permission.

2.0 Description of Proposed Development

- 2.1 The application site is located within the Metropolitan Green Belt and within the Denham Village Conservation Area. There are a number of listed buildings located within close proximity or adjacent to the site, though River View itself is not listed. The boundary wall to the front of River View is listed with changes previously approved under application references PL/20/0067/FA & PL/20/0068/HB.
- 2.2 The proposed dwelling would be a single storey bungalow style dwelling with a simple but contemporary design and naturally influenced materials. The dwelling would have a simple pitched roof with a ridge measuring approx. 4.4m in height.
- 2.3 The proposed dwelling would be orientated to run parallel to Village Road and would be set further back from the highway than the existing dwelling by approx. 25m.
- 2.4 The proposed dwelling would be constructed of natural vertical timber boarding and multi-facing red brick, with a standing seam black metal roof and timber framed openings. It is recommended that specific details of these are secured by condition.

2.5 The application is accompanied by:

- a) Ecological Survey
- b) SuDS Drainage Calculations
- c) Topographical Survey
- d) Design and Access Statement
- e) Heritage Statement
- f) Tree Report and AIA
- g) Ecology and Trees Checklist

2.6 Plans:

- h) Existing Plans & Elevations 22 WRAN EX01 A
- i) Existing Plans & Elevations 23 WRAN EX01
- j) Proposed Plans & Elevations 23 WRAN PE02
- k) Comparative Site Sections 23 WRAN SS01
- l) SuDS Design Existing Site Plan 22000-001 B
- m) Topographical Survey 220001-003 B
- n) SuDS Design Proposed Site Plan 220001-002 B
- o) Existing Site Plan 23 WRAN SP01 A
- p) Proposed Site Plan 23 WRAN SP02 B

3.0 Relevant Planning History

3.1 Relevant planning history for the site:

- ER/1090/60 – Erection of a single storey dwellinghouse. – Conditional Permission.
- 06/01521/EUC - Application for a Certificate of Lawfulness for proposed: bollards in entrance drive. – Certificate Refused.
- 14/01290/FUL - Application to remove the occupational limitations imposed by a legal agreement attached to planning permission ER/1090/60 and use Wrango Cottage as a dwellinghouse without restriction. – Conditional Permission.
- PL/20/0067/FA - Demolition of existing entrance piers, and erection of new piers, gates and walling to widen existing entrance; proposed signage, lighting, letterbox in wall, installation of mounted entry box system and repairing of entrance apron. – Conditional Permission.
- PL/20/0068/HB - Listed building consent application for Demolition of existing entrance piers, and erection of new piers, gates and walling to widen existing entrance. – Conditional Consent.
- PL/20/1109/FA - Erection of detached dwellinghouse, garage and ancillary building incorporating stables and staff flat following demolition of existing bungalow, garage and outbuildings. – Withdrawn.
- PL/21/1238/FA - Demolition of existing bungalow and garage (unlisted building in a conservation area), erection of a new dwelling and amended drive. - Refused permission (committee delegation), Appeal dismissed.
- PL/22/1789/SA - Certificate of Lawfulness for proposed single storey rear extension not exceeding 4 m depth, Part A and front porch not exceeding 3 sqm, Part D. – Part approved, Appeal allowed.

4.0 Summary of Representations

4.1 Four Letters of Objection and one letter of support have been received. These are summarised in Appendix A.

5.0 Policy Considerations and Evaluation

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

National Design Guidance

South Bucks Core Strategy Development Plan Document (Adopted February 2011): Policies CP1, CP8, CP9, CP12

South Bucks District Local Plan (Adopted March 1999 Consolidated September 2007 and February 2011): Policies EP3, EP4, EP5, H9, GB1, GB10, GB11, C1, TR5, TR7

South Bucks District Local Plan Appendix 5 (Conservation Areas)

South Bucks District Council Residential Design Guide SPD (Adopted October 2008)

Denham Neighbourhood Plan 2020 – 2036 (Adopted January 2022): Policies DEN2

Principle of Development

Core Strategy Policies:

CP1 (Housing provision and delivery)

Local Plan Saved Policies:

GB1 (Green Belt boundaries and the control over development in the Green Belt)

GB10 (Extensions to dwellings in the Green Belt)

GB11 (Rebuilding of dwellings within the Green Belt)

- 5.1 The NPPF was updated December 2023 and whilst this replaced the previous Planning Policy Statements and Guidance Notes, it does not replace existing local policies that form part of the development plan. It does state however, that the weight that should be given to these existing local policies and plans will be dependent on their degree of consistency with the NPPF. Therefore, the closer the policies in the development plan to the policies in the Framework, the greater the weight that may be given to them.
- 5.2 It is noted that policies GB1, GB10 and GB11 are not entirely in accordance with the NPPF. Where there is a difference or conflict in policy, then the NPPF takes precedence.
- 5.3 Recent planning application reference: PL/21/1238/FA which sought permission for a similar development relating to the erection of a replacement dwelling with the inclusion of a large subterranean basement was refused permission by the planning committee on 22nd March 2022. The application was refused on two grounds; firstly, that the replacement dwelling was found to be materially larger than the one it would replace and would therefore amount to inappropriate development, and secondly that the replacement dwelling, by virtue of its design and orientation would adversely impact upon the setting of the Conservation Area and adjacent listed buildings.
- 5.4 An appeal was subsequently submitted and dismissed by the Planning Inspectorate. The Inspector in making their assessment of the proposal upheld the reason for refusal regarding the Green Belt, concluding the proposed development would be inappropriate development and would result in a dwelling materially larger than the one it replaced and would result in a harmful loss of openness to the Green Belt. The Inspector did not however reach the same conclusion of the committee and

considered that the proposed development would not result in a detrimental harm to the setting of the Conservation Area, nor the adjacent listed buildings and therefore quashed the second reason for refusal.

- 5.5 Prior to the submission of this current planning application a Certificate of Lawfulness application for a single storey side extension and a 3sqm porch (ref: PL/22/1789/SA) was also allowed at appeal by the Planning Inspectorate and forms a material consideration in the assessment of this application.

Impact upon the Green Belt

Core Strategy Policies:

CP9 (Natural environment)

Local Plan Saved Policies:

GB1 (Green Belt boundaries and the control over development in the Green Belt)

GB10 (Extensions to dwellings in the Green Belt)

GB11 (Rebuilding of dwellings within the Green Belt)

- 5.6 Paragraph 142 of the National Planning Policy Framework (NPPF) states that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.
- 5.7 Paragraph 154 of the Framework states the construction of new buildings in the Green Belt is inappropriate subject to several exceptions. One of these, 154 d) allows for the replacement of a building provided the new building is in the same use and not materially larger than the one it replaces. Other exceptions include 154 g) which allows for limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would; not have a greater impact on the openness of the Green Belt than the existing development; or not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.
- 5.8 Policy GB1 of the South Bucks District Local Plan sets out exceptions where planning permission will be granted for development in the Green Belt. It refers to replacement dwellings being permitted subject to complying with Policy GB11 of the Local Plan. Policy GB11 relates specifically to the rebuilding of dwellings in the Green Belt. Criteria include that the size of the replacement dwelling would be no greater than that of the original dwelling plus any extensions which would comply with the terms of policy GB10 or that of the existing dwelling if this would be larger than that permitted under that policy.
- 5.9 Guidance for Policy GB10 states that "Extensions, which together with all previous extensions, are not of a small scale in relation to the original dwelling will be considered unacceptable in the Green Belt. In this connection, extensions or alterations which would result in the original dwelling having increased its floorspace by more than half will not be regarded as small scale".
- 5.10 In dealing with the previous appeal, the Planning Inspector found that the proposed replacement dwelling would be materially larger than the one it was to replace. In making their assessment the Inspector acknowledged that the proposed basement space, of which was a substantial size, should be included within the floorspace calculations for the purposes of the Green Belt assessment. The previous scheme,

including the basement had a gross floor area of 376sqm, which equated to an increase of 174.5% over and above the floor area of the original dwelling (total floor area of approx. 137sqm).

- 5.11 The Inspector continued to highlight that in addition to the larger floor area, the replacement building would also have an increased width, eaves, ridge height and a bulkier roof form. In finding the proposed development would not accord with exception d), the Inspector concluded that the repositioned building with its increased physical dimensions and bulkier roof form would overall appear as a more prominent building than the existing bungalow.
- 5.12 The proposed replacement dwelling as submitted with this application is calculated as having a total floor area of approximately 203sqm. The current scheme has omitted the previously submitted basement level and retains the single storey bungalow style dwelling. The proposed development would result in a total floor area increase of 48% over and above that of the original dwelling. The replacement dwelling would in comparison to the previous scheme, have a notably smaller overall floor area.
- 5.13 As highlighted by the Planning Inspector, floor area is not the determinant factor in assessing whether the building would be considered as materially larger than the one it is to replace as set out under paragraph 154 d). The proposed replacement dwelling in this instance be of a single storey form, maintain the existing eaves height and have a lower ridge height (0.5 m lower) than that existing dwelling. The replacement dwelling would further benefit from a simple, less bulky roof form. Based on the comparison of the physical dimensions and overall design, it is considered that the new building would not be materially larger than the one it would replace and the proposal would be considered to align with exception 154 d) of the NPPF and conform with the policies GB1 and GB11 of the South Bucks District Local Plan (adopted March 1999).
- 5.14 The Inspector, in assessing the previous scheme considered the replacement dwelling against exception 154 g) of the NPPF after finding the proposal would not align with exception 154 d). In making this assessment, the Inspector found that aspects of the previous scheme gave rise to a greater impact on the openness of the Green Belt than that of the existing development on site. In this connection, they considered that the repositioning of the proposed larger dwelling would cause it to extend further into the open area to the east of the site causing a visual effect on openness. They acknowledge that the visual effect of the proposed development would only be perceived from limited vantage points, however concluded that given the larger physical dimensions of the proposal against the existing development, there would be both a visual and spatial impact on the Green Belt. The Inspector concluded that the proposed larger dwelling would have a moderate visual and spatial impact and therefore found the appeal scheme to be inappropriate development within the Green Belt.
- 5.15 When assessing the current proposal against exception 154 g), it is acknowledged that the building would be repositioned 90 degrees from the existing building position as per that of the previous appeal. Notwithstanding this, it is considered that given the smaller physical dimensions of the proposal, the lower simple roof form and less prominent and bulky design, the replacement building would not be viewed as a prominent building nor materially larger than the one it would replace. When considering this, the proposed development would not be considered to result in a greater harm to the openness of the Green Belt than the existing development on site and would align with the parameters of exception 154 g) of the NPPF.

5.16 Overall, for the reasons set out above, it is considered that the proposed development would not be inappropriate development in the Green Belt and would align with policies GB1 and GB11 of the South Bucks District Local Plan (adopted March 1999) and the exceptions under paragraph 154 of the NPPF.

Transport matters and parking

Local Plan Saved Policies:

TR5 (Access, highways work and traffic generation)

TR7 (Traffic generation)

5.17 Highways officers responsible for parking and highways safety raise no objection to the proposed development, subject to condition for the parking to be laid out prior to initial occupation of the new dwelling. A suitable condition will be imposed on any grant of approval in this regard.

5.18 The dwelling shows a three bedroom dwelling. As parking standards are taken from the following document: Buckinghamshire Parking Guidance September 2015. Denham is within Zone B (Mid-range population) where guidance requires three parking spaces within the curtilage of the application site, which is optimal for a property with three bedrooms. The proposed plans indicate that there would be sufficient space to accommodate the required parking in this instance.

5.19 The proposal is therefore, not considered to give rise to any parking or highway safety issues that would warrant refusal of planning permission in this instance.

Raising the quality of place making and design & Historic Environment

Core Strategy Policies:

CP8 (Built and historic environment)

Local Plan Saved Policies:

EP3 (The Use, Design and Layout of Development)

EP4 (Landscaping)

C1 (Development within a Conservation Order)

H9 (Residential development and layout)

5.20 The application site is located within the Denham Village Conservation Area. The application site is also located adjacent, or in close proximity, to a number of listed buildings including The Old Store to the west and Wrango Hall opposite. The listed buildings and Conservation Area constitute designated heritage assets.

5.21 Paragraph 205 of the NPPF advises that great weight should be given to conservation of a heritage asset, with the weight varying depending on importance of the asset. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

5.22 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the area. Section 66 of the Act requires that development which affects a listed building or its setting, shall have special regard to the desirability or preserving the building or its setting or any features of special architectural or historic interest which it possesses.

- 5.23 Policy C1 of the Local Plan states that development within a Conservation Area that fails to preserve or enhance its character will not be permitted, including views into or out of the Conservation Area. Proposed development within the Conservation Area must also be of a high standard of design sympathetic to the existing building and the Conservation Area as a whole.
- 5.24 Local Plan policy EP3 states that development will only be permitted where its scale, layout, siting, height, design, external materials and uses are compatible with the character and amenities of the site itself, adjoining development and the locality in general. Poor designs which are out of scale or character with the surroundings will not be permitted.
- 5.25 Local Plan policy H9 requires that proposals for residential development are compatible with the character of the surrounding area in terms of density, layout, design, height, scale, form and materials.
- 5.26 Neighbourhood Plan policy DEN2 requires that design in Denham Village must demonstrate full regard to the principles of the Denham Conservation Area Character Appraisal, and to a number of design features within the Conservation Area. Of particular reference to this current application, in the Conservation Area, DEN2 seeks to secure “A rare glimpse from the street between buildings and open gates to the mature landscape of long rear gardens, the river and countryside to the south”.
- 5.27 The Denham Conservation Area Character Appraisal states that rooflines are varied because of differing ridge and eaves heights, with gabled end and hipped roofs common. Buildings are noted as almost always being parallel to the road. The existing dwelling is noted as not being in character with the Conservation Area due to its modern but poorly considered 1970 design, large garage door facing onto the highway, horizontal emphasis, materials and single storey scale.
- 5.28 As noted above, the Planning Inspector in assessing the previous scheme onsite, found that given the quality of the building to be replaced and the location and style of the proposed replacement dwelling, would preserve the character and appearance of the Conservation Area and the setting of nearby listed buildings. In assessing this, they firstly acknowledged that the CA lies largely in the form, scale, detailing and materials of its historical buildings of different ages and styles. They also acknowledge the variety to the architecture and that there is a degree of consistency in that dwellings are largely parallel to face the road.
- 5.29 The Inspector highlights that the existing building is somewhat at odds with the existing pattern and grain of development along this section of the road as its principle elevation does not face onto the road and as a result of this and its existing appearance, fails to share any characteristics with the position and appearance of other buildings found nearby.
- 5.30 In assessing the impact of the previous scheme against the adjacent listed buildings, the Wrango and The White Cottage, the Inspector considered that the replacement dwelling would be of a comparable height to the existing building and although re-orientated to face the road, would provide broadly the same outward views from the White Cottage and the Wrango such that how the views are experienced from the heritage assets would not be negatively impacted. Additionally, given the distance and low-level roof form, no harm to the setting of the heritage assets was identified and

they concluded that the development would have otherwise aligned with the development plan policies and the provisions of the NPPF.

- 5.31 As identified previously, the current dwelling on the site is modern and in design terms, is of its time being of a simplistic and poorly considered 1970's building. Therefore, the demolition of the existing building is of no concern in heritage terms. The design approach for the current proposal has changed from the previous scheme which was of an Arts and Craft style design to a contemporary approach with a simple form and good quality facing materials.
- 5.32 The Council's Heritage Officer has reviewed the submitted application and states that new development in a conservation area does not always have to be a copy of the traditional buildings around it. The Council recognises the positive impact that modern design and good quality materials can have within historic area. Successful architecture can be produced either by closely following historic precedents in a conservation area, or by adapting them or even contrasting with them. Local building forms and details contribute to local distinctiveness; however, this does not mean they must be followed and replicated in a poor pastiche way.
- 5.33 In comparing the previously proposed replacement dwelling to that currently submitted, the overall height of the replacement dwelling is now lower than the existing bungalow and that of the previous scheme and the resultant dwelling would be further hidden from the wider views. The position and orientation is similar to the previous scheme in which the Inspector had no heritage objection too. The replacement dwelling would no longer feature a garage door facing the street scene which is noted by both the planning Inspector and the Conservation Area appraisal as a feature at odds to the character and appearance of the wider Conservation Area. The proposal would provide for the opportunity to integrate higher quality materials and an overall improved contemporary appearance, which will be secured by condition.
- 5.34 As noted by the Inspector, much of the replacement dwelling would be hidden from view by the listed wall, concluding it would not have a significantly greater presence when viewed from within the Conservation Area and would not harm the setting of the LBs or how they are experienced with the Conservation Area. Confirming the replacement dwelling would preserve the character and appearance of the CA and the setting of the nearby listed buildings.
- 5.35 It is acknowledged that there is a fall-back option to extend the existing building via permitted development rights under application PL/22/1789/SA (allowed at appeal). Due to the orientation, linear form, and design of the existing dwelling this would result in further massing and the inappropriate architectural style being more visible within the context of the identified heritage assets and the current proposal is therefore considered to provide a betterment in regard to resultant impact upon the Conservation Area and setting of the nearby listed buildings.
- 5.36 Noting all of the above, the current design approach is considered reasonable and the proposed dwelling is considered to preserve the character of the Conservation Area and the setting of the listed buildings. No public benefits are required in support of the proposed development in this instance.
- 5.37 Concerns have been raised in regards to the proposed design within the Conservation Area and a neighbouring representation has been submitted with a detailed Heritage Assessment setting out the proposals impact upon the Conservation Area and adjacent

Listed Buildings. While this has been acknowledged and reviewed, noting the above assessment and the comments of both the Planning Inspector and the Councils Heritage Officer, no objections are raised in this regard and the proposed development has been found acceptable in this instance.

- 5.38 The proposed development would therefore, comply with Local Plan policies C1, EP3 and H9, as well as paragraph 205 of the NPPF, Neighbourhood Plan policy DEN2 and the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Amenity of existing and future residents

Local Plan Saved Policies:

EP3 (The use, design and layout of development)

EP5 (Sunlight and daylight)

- 5.39 Local Plan policy EP3 requires regard to the amenities of adjacent properties. Policy EP5 states that development will be permitted only if it would provide for adequate daylight, and where possible sunlight, to reach into spaces around and between buildings and other physical features and would not result in a significant loss of daylight or sunlight to adjacent buildings or land.
- 5.40 Concerns have been raised in regard to potential loss of light and overlooking/ loss of privacy to neighbouring residents. Historically, the planning committee and the Inspectorate did not raise objections in regard to residential amenity and the proposed application is not considered to be substantially different to that previously considered acceptable in regard to neighbouring residential amenity.
- 5.41 The proposed dwelling would be set approx. 14m from the nearest neighbouring dwelling, and 4m from the nearest common boundary, though 3.8m at the closest point. Taking into account these separation distances and the single storey scale of the proposed dwelling with its reduced ridge height it is not considered that there would be any significant loss of light for occupiers of the adjacent dwelling or their rear amenity space.
- 5.42 With regards to potential overlooking. Given the single storey nature of the dwelling the proposal would enable no views toward neighbouring dwellings which are not presently experienced or achievable from elsewhere in the site and as such are found acceptable. Moreover, the existing flank boundary treatments would help to preserve privacy.
- 5.43 Overall, the proposed development is considered to comply with Local Plan policies EP3 and EP5 and would preserve the amenities of neighbouring dwellings.

Flooding and drainage

Core Strategy Policies:

CP13 (Environmental and resource management)

- 5.44 The site is located within a surface water flood zone. Flood risk calculations have been submitted (report dated October 2023) and an appropriate condition is proposed to deal with infiltration and discharge run-off.

Trees

Core Strategy Policies:

CP9 (Natural environment)

Local Plan Saved Policies:

EP3 (The use, design and layout of development)

EP4 (Landscaping)

5.45 A tree report and tree protection plan has been submitted in support of the application. An amended TPP was requested to ensure protection measures matched to the AMS submitted. Details have been reviewed by the Council's tree officer whom raises no objection subject to conditions.

Ecology

Core Strategy Policies:

CP9 (Natural environment)

5.46 An ecological assessment has been submitted, finding that the site is of limited ecological value, with no evidence of bats recorded. Subject to a condition requiring the submission of a scheme of ecological enhancements, no objection is raised.

Other Matters

5.47 Details referring to the previous scheme within the submitted DAS and Heritage Statement are noted. Nevertheless, an assessment has been made based on the submitted plans, as set out above, and this inaccuracy in a supporting document would not constitute a reason for refusal.

5.48 The objection requesting to restrict further planning applications on the site is noted. Any proposal for the creation of an additional dwelling would require submission of a planning application - each application is assessed on its own merits and it is not considered reasonable to impose such a restriction.

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 Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development which for decision taking means approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

- 6.4 As set out above it is considered that, the proposed development would accord with development plan policies relating to Green Belt, historic environment, transport and parking, neighbour amenity, character and appearance of the area, ecology and flooding and drainage.
- 6.5 It is considered that a fair and reasonable balance would be struck between the interests of the community and the human rights of the individuals concerned in the event planning permission being granted in this instance.

7.0 Working with the applicant / agent

- 7.1 In accordance with paragraph 38 of the National Planning Policy Framework, 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.
- 7.2 In this instance the plans as submitted are considered acceptable by the Council. An amended TPP was requested during the course of the application by the Councils Tree Officer and subsequently found acceptable.

8.0 Recommendation: Conditional permission. Subject to the following conditions:-

1. The development to which this permission relates must be begun not later than the expiration of three years beginning from the date of this decision notice. (SS01)
Reason: To comply with the provisions of Section 91(1) (a) of the Town and Country Planning Act 1990 (or any statutory amendment or re-enactment thereof).
2. No development shall take place until a schedule of materials to be used in the elevations of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. This schedule of materials shall include details of any joinery details, rainwater goods, and eaves and detailing. Thereafter the development shall be carried out in accordance with the approved details. (SM01)
Reason: To safeguard and enhance the visual amenities of the locality. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)
3. Prior to the commencement of the development hereby permitted a specification of all finishing materials to be used in any hard surfacing of the application site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed using the approved materials. (SM02)
Reason: To ensure that such works do not detract from the development itself or from the appearance of the locality in general. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)
4. Notwithstanding any indications illustrated on drawings already submitted, no development shall take place until a scheme of landscaping which shall include indications of all existing trees, shrubs and hedgerows on the site and details, including crown spreads, of those to be retained has been submitted to and approved in writing by the Local Planning Authority. None of the trees, shrubs or hedgerows shown for retention shall be removed or felled, lopped or topped within a period of five years from the date of this permission, without the prior written permission of the Local Planning Authority. (ST01)
Reason: To ensure satisfactory landscaping of the site in the interests of visual amenity. (Policies EP3 and EP4 of the South Bucks District Local Plan (adopted March 1999) refer.)

5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the development hereby permitted or the substantial completion of the development, whichever is the sooner. Any trees, hedgerows or shrubs forming part of the approved landscaping scheme which within a period of five years from the occupation or substantial completion of the development, whichever is the later, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. (ST02)
Reason: To ensure a satisfactory and continuing standard of amenities are provided and maintained in connection with the development. (Policies EP3 and EP4 of the South Bucks District Local Plan (adopted March 1999) refer.)
6. The development shall be implemented in accordance with the arboricultural method statement submitted and approved as part of the planning application and under the supervision of a retained arboricultural specialist in order to ensure that the phasing of the development accords with the stages detailed in the method statement and that the correct materials and techniques are employed. (ST18)
Reason: To maintain the visual amenity of the area. (Policies EP4 and L10 of the South Bucks District Local Plan (adopted March 1999) refer.)
7. The scheme for parking, garaging and manoeuvring indicated on the submitted plans shall be laid out prior to the initial occupation of the development hereby permitted and that area shall not thereafter be used for any other purpose.
Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway
8. Notwithstanding the provisions of Article 3 and Classes A, B, C and D of Part 1 of Schedule 2 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 enlargement, improvement or other alteration (including the erection of a garage, stable, loosebox or coach-house within the curtilage) of or to Wrango Cottage, the dwellinghouse the subject of this permission, shall be carried out nor shall any building or enclosure required for a purpose incidental to the enjoyment of any said dwellinghouse as such be constructed or placed on any part of the land covered by this permission.
Reason: The site is located within the Metropolitan Green Belt where strict control over development is necessary in order to maintain the openness of the Green Belt. (Policy GB1 of the South Bucks District Local Plan (adopted March 1999) refers.)
9. Prior to any above ground construction works commencing on site, an ecological/biodiversity enhancement scheme shall be submitted and approved in writing by the Local Planning Authority. The development shall be carried out and maintained in accordance with the approved scheme and details.
Reason: To protect and enhance the biodiversity and ecology of the site. (Core Policy 9 of the South Bucks Local Development Framework Core Strategy (adopted February 2011) refers.)
10. No works, other than demolition, shall begin until a surface water drainage scheme for the site, based on sustainable drainage principles has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be

implemented in accordance with the approved details before the development is completed. The scheme shall also include:

- Water quality assessment demonstrating that the total pollution mitigation index equals or exceeds the pollution hazard index; priority should be given to above ground SuDS components
- Ground investigations including:
 - Infiltration in accordance with BRE365
 - Groundwater level monitoring during the winter period (From November until March)
- Subject to infiltration being inviable, the applicant shall demonstrate that an alternative means of surface water disposal is practicable subject to the drainage hierarchy as outlined in paragraph 080 of the Planning Practice Guidance.
- Including a discharge rate as close as reasonable practicable to greenfield runoff rate
- Floation calculations based on groundwater levels encountered during winter monitoring (November-March) or based on the worst case scenario of groundwater at surface level
- Drainage layout detailing the connectivity between the dwelling and the drainage component(s), showing pipe numbers, gradients and sizes, complete together with storage volumes of all SuDS component(s)
- Calculations to demonstrate that the proposed drainage system can contain up to the 1 in 30 storm event without flooding. Any onsite flooding between the 1 in 30 and the 1 in 100 plus climate change storm event should be safely contained on site.
- Construction details of all SuDS and drainage components
- Details of how and when the full drainage system will be maintained, this should also include details of who will be responsible for the maintenance
- Details of proposed overland flood flow routes in the event of system exceedance or failure, with demonstration of flow direction

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

11. The development to which this planning permission relates shall be undertaken solely in accordance with the following drawings:

List of approved plans:

<u>Received</u>	<u>Plan Reference</u>
25 Oct 2023	23 WRAN SL01
25 Oct 2023	23 WRAN PE03
25 Oct 2023	23 WRAN SS01
25 Oct 2023	FEDS-220001-003-B
25 Oct 2023	SUDS FEDS-220001-002-B

APPENDIX A: Consultation Responses and Representations

Councillor Comments

Cllr Guy Hollis: comments received 2nd November 2023 – Concerns regarding choice of roof given that this will likely be the only visible part from Village Road, within the Conservation Area and not in keeping with the other roofs in street.

Parish/Town Council Comments

Parish Council Call-in request received 8th November 2023 – {Denham Parish Council object to this application and would like this called-in to the LPA planning committee, as this is contrary to the neighbourhood plan 2020-2036 policy DEN2. This planning application is out of character with neighbouring properties situated within the Denham Village Conservation Area. The applicant's heritage statement refers to a basement being included under paragraph 2.1 but there is no plans to support this on the planning portal. Also, contained within this same document reference is made to the Conservation officers approval of design in paragraph 2.3, although there are no comments from the Conservation Officer on the planning portal. The design is out of character with the neighbouring properties situated within the conservation area. For these reasons, the application requires further public scrutiny and we would like to come along to that hearing to present our case. Please advise when that hearing may take place.

Consultation Responses

Tree Officer response received 2nd November 2023 - I have reviewed the tree report and AIA plan by GHA Trees Arboricultural Consultancy (29 Sept 2023) which includes an Arboricultural Impact Assessment (AIA) and preliminary Arboricultural Method Statement (AMS). The submitted tree report appears to be a fair representation on the quality of trees on site. The preliminary AMS outlines the ground tree protection measures are shown on the submitted AIA plan, but they are not shown. A revised plan showing protective fencing for the site should be submitted to ensure the ground protection measures for retained trees is in accordance with national BS 5837 guidance. I have no objection in arboricultural terms following revised AIA plan and if planning permission is permitted, I recommend planning condition ST18.

Archaeology Officer response received 16th November 2023 - Thank you for consulting the Buckinghamshire Council Archaeological Service on the above proposal. We maintain the local Historic Environment Record and provide expert advice on archaeology and related matters. The proposed works are not likely to significantly harm the archaeological significance of any assets. We therefore have no objection to the proposed development and do not consider it necessary to apply a condition to safeguard archaeological interest.

Waste Officer response received 20th November 2023 - I have looked at the plans and due consideration has been given to waste management and container provision aspects of the proposal. Waste collection point indicated on plans within the Design and access document which states that, bins will be taken to Village Road for collection without the need for waste vehicles to enter site and appropriate external storage for containers within the curtilage of the property. Standard container provision for domestic households is one of each bin for refuse (180L), recycling (240L), paper/card box (55L) and food caddy (23L). Therefore, Waste services have no objections towards the proposal for waste and recycling provisions at property. Residents to present their waste and recycling at the property boundary for kerbside collection. All collections to take place in accordance with Council policies.

Highways Officer response received 21st November 2023 - Village Road is a C-classified road subject to a speed restriction of 30mph. This application seeks permission for the demolition of the existing bungalow, and erection of a 3-bed single storey dwelling. In consideration that the development is essentially a like-for-like residential development, I would not expect a material difference in vehicle movements when the existing dwelling is compared with that which is sought. Therefore, I do not consider the application to result in a significant intensification of use of the existing access point onto the public highway. Whilst it is noted that the access is proposed to be widened under application reference PL/20/0067/FA, it does not appear any work to the public highway is necessary. With regard to parking, 3(no) parking spaces have been proposed for the development. As such, I am satisfied that the development would offer the optimum level of parking in accordance with the Buckinghamshire Countywide Parking Guidance policy document when taking into account the level of habitable accommodation featured for the dwelling. Mindful of the above, the Highway Authority raises no objections to this application, subject to the following condition being included on any planning consent that you may grant:

Condition: The scheme for parking and manoeuvring indicated on the submitted plans shall be laid out prior to the initial occupation of the development hereby permitted and that area shall not thereafter be used for any other purpose.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

Heritage Officer response received 22nd November 2023 - The heritage assessment is the impact, if any, on the setting of the listed building. Along with any impact on the character and appearance of the conservation area.

Significance

It should be noted that the Heritage Assessment (March 2021) has not been updated since the previous application which included a basement, and as such references this aspect. However, the following heritage comments will relate to the current submitted scheme. The Heritage Assessment of the site remains unchanged from 2021 and as such the submitted document is acceptable. The existing cottage on the site, River View, formerly known as Wrango Cottage is a modern 1970s bungalow located within the Denham CA. Originally built as a gardener's cottage for Wrango for such a small insignificant dwelling it occupies a large and verdant plot. Along the entire front boundary, abutting the rear of the pavement is the Grade II Listed brick wall, approximately 7ft in height. The basic form of the village is a nucleated row running west from St. Mary's Church to the village green, then south over the Misbourne towards Oxford Road. The significance of the Denham CA is mainly drawn from the historic built development as well as key verdant spaces.

Response

The current dwelling on the site is modern and in design terms, is of its time being of a simplistic and poorly considered 1970's building. Therefore, the demolition of the existing building is of no concern in heritage terms. It is acknowledged that there is a fall-back option to extend the existing building via permitted development rights (PL/22/1789/SA). Due to the orientation, linear form, and design of the existing dwelling this would result in further massing and the inappropriate architectural style being more visible within the context of the identified heritage assets. It has also been noted that the inspector in their appeal decision (previously refused scheme) stated that much of the replacement dwelling would be hidden from view by the listed wall, concluding it would not have a significantly greater presence when viewed from within the CA and would not harm the setting of the LBs or how they are experienced with the CA. Confirming the replacement dwelling would preserve the character and appearance of the CA and the setting of the nearby listed

buildings. In comparing the previously proposed replacement dwelling to that currently submitted, the overall height of the replacement dwelling is now lower than the existing bungalow (fall back option) and that of the previous scheme. So will be further hidden from the wider views. The position and orientation are also similar to the previous scheme in which the inspector had no heritage objection too. The design approach for the current replacement dwelling has changed from the use of Arts and Craft style features to more contemporary approach with a simple form and good quality facing materials. New development in a conservation area does not always have to be a copy of the traditional buildings around it. The council recognises the positive impact that modern design and good quality materials can have within historic area. Successful architecture can be produced either by closely following historic precedents in a conservation area, or by adapting them or even contrasting with them. Local building forms and details contribute to local distinctiveness; however, this does not mean they must be followed and replicated in a poor pastiche way. As such, the current design approach is considered reasonable. Considering the fall-back option, along with the inspectors' comments to the previous scheme in relation to the identified heritage assets, the current application is considered acceptable in heritage terms.

Conclusion

For the reasons given above it is felt that in heritage terms the application would not raise any heritage objection.

Representations

1 Letter of support received – main points summarised below:

- design would be in keeping with rural plot and help development blend in with natural surroundings.

4 Letters of Objection received – main points summarised below:

- loss of privacy for neighbouring residents
- potential further development of the plot (restriction requested)
- incorrect details within the submitted DAS
- loss of light
- impact on Conservation Area and adjacent Listed Buildings (specifically design and materials)
- impact on the Green Belt (specifically scale and re-orientation)
- re-orientation previously refused and should not be permitted
- site notice removed during consultation period
- PD fall back better than proposal in regard to heritage impact and Green Belt impact

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