



## Report to South Buckinghamshire Area Planning Committee

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**Site Location:**

4 Slough Road, Iver Heath, Buckinghamshire, SLO ODR,

**Proposal:**

Single storey rear extension

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<b>Application Number:</b>	PL/20/2033/FA
<b>Applicant:</b>	Mr & Mrs Sullivan
<b>Case Officer:</b>	Alex Armour
<b>Ward affected:</b>	Iver
<b>Parish Town Council:</b>	Iver Parish Council
<b>Valid date:</b>	29 June 2020
<b>Determination date:</b>	7 September 2020
<b>Recommendation:</b>	Refuse Permission

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### **1.0 Summary & Recommendation/ Reason for Planning Committee Consideration**

- 1.1 Permission is sought for a single storey rear extension and a rooflight to the ground floor of the original dwelling.
- 1.2 The dwelling is located within the Green Belt. The proposed development would result in a cumulative increase in floor space, which would be over half that of the original dwelling. This would be in excess of that allowed under Local Plan Policy GB10.

1.3 The applicant is a Buckinghamshire Councillor, and as such the application is to be determined by the South Bucks Area Planning Committee in accordance with the Buckinghamshire Council Constitution.

1.4 The recommendation for this application is that Permission is Refused.

## **2.0 Description of Proposed Development**

2.1 The application seeks permission for a single storey flat roofed rear extension which would benefit from a roof lantern. A new rooflight is also proposed to the rear of the existing dwelling.

2.2 The proposed extension would be constructed of matching materials to the original dwelling, other than the roof which would be constructed of a single ply membrane.

2.3 The application site is located within a row of semi-detached cottages to the south side of Slough Road. The site is located within the Green Belt. There are no other relevant constraints upon the dwelling.

2.4 The proposal follows a Prior Approval for a single storey rear extension measuring 1.9m in width, 6m in depth with a maximum height of 3m. The proposed development would be differentiated from the Prior Approval by an increase in scale, particularly in regards to width, and would be differently orientated to reflect the layout of the site boundaries.

## **3.0 Relevant Planning History**

3.1 96/00067/FUL – Conditional Permission - 11 June 1996 - Two storey side/rear extension and single storey rear extension.

3.2 PL/19/2891/PNE – Prior Approval Refused - 1 October 2019 - Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for: Single storey rear extension (depth from rear wall 6.0m, maximum height 3.0m, eaves height 2.9m).

3.3 PL/19/3523/PNE – Prior Approval Granted - 27 November 2019 - Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for: Single storey rear extension (depth from rear wall 6.0m, maximum height 3.0m, eaves height 2.9m)

## **4.0 Summary of Representations**

Two letters of representation were received in regards to the proposed development objecting on the following grounds;

- Loss of privacy,
- Poor design,
- Overshadowing/overbearing,
- Allegations that the architect is related to a member of staff,
- Impact upon the Green Belt through cumulative extensions,
- Would exceed permitted development allowance,
- Plans indicating scale of first floor have not been submitted,
- Lack of documentation regarding the scale of the original dwelling,
- The eaves and ridge height have not been marked,
- And impact upon drainage and access.

## **5.0 Policy Considerations and Evaluation**

- National Planning Policy Framework (NPPF), February 2019.
- 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 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
- Chiltern and South Bucks Community Infrastructure Levy (CIL) Charging Schedule
- The publication version of the Chiltern and South Bucks Local Plan 2036 was approved at Council on 14 May 2019 and it was agreed that this should be endorsed as a material consideration in the determination of planning applications. This document has now gone through the consultation stage. However, given that draft Local Plan has yet to be examined by the Planning Inspectorate, only limited weight can currently be given to this document.

### **Principle and Location of Development**

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)

H11 (Alterations and extensions to dwellings)

- 5.1 The site is located within the Metropolitan Green Belt where extensions to dwellings will only be permitted provided that they comply with policy GB10.
- 5.2 The NPPF was published on the February 2019 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.
- 5.3 Paragraph 133 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. Paragraph 145 of the NPPF sets out that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this include the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. Furthermore, guidance for Policy GB10 of the Council's Local Plan (adopted March 1999) 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 floor space by more than half will not be regarded as small scale".
- 5.4 The original dwelling is considered to have had a floor space of approximately 76sqm. The dwelling currently benefits from a two storey/side rear extension which bring the floor space of the existing dwelling to 111.8sqm, representing an increase in floor space of approximately 47.1% over the original dwelling. The proposed extension would result in an increase in floor space of approx. 25.7sqm, resulting in a floor space of 137.5sqm, an increase in floor space of approx. 80.9%.
- 5.5 Therefore, the proposed development would exceed the 50% increase typically permitted under GB10, and as such is considered to cumulatively represent a disproportionate addition over the original dwelling. Accordingly, it is considered that the proposal would constitute inappropriate development, which is by definition harmful to the Green Belt, and would have an adverse impact on the openness of the Green Belt.
- 5.6 The NPPF makes it clear that inappropriate development should not be approved except in very special circumstances. Very special circumstances will

not exist unless the harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. It is noted that the dwelling benefits from prior approval for a single storey rear extension under PL/19/3523/FA. This extension would have a total floor space of approx. 11.4sqm which is significantly less than the 25.7sqm proposed within this application, and as such is considered to be less harmful to the Green Belt. As such very special circumstances are not considered to exist.

- 5.7 The proposal would therefore be contrary to Local Plan Policy GB10 and the NPPF.

### **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)

H11 (Alterations and extensions to dwellings)

- 5.8 The NPPF sets out Core Planning principles for the operation of the planning system. One of the principles set out is that authorities should always seek to secure high quality design.
- 5.9 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.
- 5.10 Local Plan policy H11 sets out criteria for assessment of extensions to residential dwellings. Among other things, it indicates that the extension should be integral to the dwelling, and in harmony with the existing building in terms of scale, height, form and design. In addition, the extension would not have an adverse impact on the character or amenities of the locality in general, and should conform to the guidelines set out at Appendix 8 of the Local Plan.
- 5.11 The advice set out within Appendix 8 states that extensions should normally be indistinguishable from the main dwelling and integrated with it, be in keeping with the local area, and be constructed of materials matching the original dwellinghouse.
- 5.12 Notwithstanding the issue relating to the Green Belt the proposed single storey rear extension is considered of an acceptable design. The proposed extension would result in a flat roofed element which would not relate entirely well to the pitched roof design of the existing dwelling, nevertheless this

element would not be visible within the street scene, and due to the lack of prominence and scale of the extension it would not be considered as sufficiently harmful to warrant refusal of the scheme on grounds of design.

### **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)

- 5.12 Policy H11 of the Local Plan requires that extensions will only be permitted where extensions would not adversely affect the amenities of any adjacent properties in relation to overlooking, over dominance, obtrusiveness and loss of daylight, paying particular attention to the primary windows of habitable rooms and kitchens. The guidance in Appendix 8 of the Local Plan requires that single storey extensions should project no further than a line drawn at 60 degrees from the mid-point of the window of the nearest habitable room of adjacent properties.
- 5.13 The proposed extension would comply with the 60 degree test when taken from the rear openings of the adjacent neighbours. It is noted that objection was raised by the neighbouring resident in regards to potential loss of light caused by the proposed extension. The western neighbours benefit from a side opening serving a corridor. The proposed extension would measure 2.8m to the ridge height, with the highest point of the lantern measuring 3.2m, and would be set approx. 2.3m from the western neighbour. When considering the above, it is not considered that the proposed extension would appear as overbearing nor, would it result in unacceptable loss of light.
- 5.14 The proposed extension and rooflight would introduce no new openings above ground floor level, and as such are not considered to give rise to any unacceptable overlooking of neighbouring dwellings.
- 5.15 The scale and siting of the proposed development is therefore considered acceptable against Local Plan policies EP3, EP5 and H11.

### **Transport matters and parking**

Core Strategy Policies:

CP7 (Accessibility and transport)

Local Plan Saved Policies:

TR7 (Traffic generation)

5.16 Policy TR7 of the Local Plan requires that development will only be permitted where it complies with the parking standards set out in Appendix 6. The proposed development would result in no additional bedrooms and there would be no loss of parking bays. As such the proposal is considered to comply with TR7.

#### **Other matters**

5.17 In regards to comments made in regards to Permitted Development allowance, the application seeks planning permission and as such it is not relevant that the proposed development would exceed the Permitted Development requirements.

5.18 In regards to comments made regarding the submitted plans. The proposed plans were submitted to scale and as such it was not essential to mark the proposed eaves and ridge height. As the proposed development would be ground floor only, it was not required for the proposed plans to show the floor plans showing the first floor.

5.19 In regards to the comments made relating to the agent associations with the Council. The agent has written to confirm that he neither worked at the Council nor is related to a member of Council staff.

### **6.0 Weighing and balancing of issues / Overall Assessment**

6.1 This section brings together the assessment that has so far been set out in order to weigh and balance relevant planning considerations in order to reach a conclusion on the application.

6.2 In determining the planning application, section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. In addition, Section 143 of the Localism Act amends Section 70 of the Town and Country Planning Act relating to the determination of planning applications and states that in dealing with planning applications, the authority shall have regard to:

- a. Provision of the development plan insofar as they are material,
- b. Any local finance considerations, so far as they are material to the application (such as CIL if applicable), and,
- c. Any other material considerations

6.3 As set out above it is considered that the proposed development would accord with most of the development plan policies, except for Local Plan Policy GB10.

## **7.0 Working with the applicant / agent**

- 7.1 In accordance with paragraph 38 of the NPPF (2019) the Council approach decision-taking in a positive and creative way taking a proactive approach to development proposals focused on solutions and work proactively with applicants to secure developments.
- 7.2 In this instance, the agent was informed/ advised how the proposal did not accord with the development plan, that no material considerations are apparent to outweigh these matters due to the site's history, it was not considered that amendments could overcome the reason for refusal.

**Recommendation:** Refuse permission for the following reason:

1. The application site is located within the Metropolitan Green Belt as defined in the South Bucks District Local Plan (adopted March 1999) and within the Green Belt there is a presumption against development other than for a limited number of specified exceptions or in very special circumstances. The proposed extended dwelling would result in a cumulative increase in floor space over half that of the original dwelling. This is considered to constitute a disproportionate addition to the original dwelling, and therefore would be considered as inappropriate development, which by definition is harmful to the Green Belt. No very special circumstances exist in this case sufficient to warrant an exception to Green Belt policy. As such the proposal is contrary to policies GB1, GB10 of the South Bucks District Local Plan (adopted March 1999) and section 13 (Protecting Green Belt Land) of the NPPF (2019).

## **APPENDIX A: Consultation Responses and Representations**

### Councillor Comments

None received.

### Parish Council Comments

No objection subject to Green Belt policy.

### Consultation Responses

None sought.

### Representations

#### **Amenity Societies/Residents Associations**

None received.

#### **Other Representations**

Two letters of representation were received in regards to the proposed development objecting on the following grounds;

- Loss of privacy,
- Poor design,
- Overshadowing/overbearing,
- Allegations that the architect is related to a member of staff,
- Impact upon the Green Belt through cumulative extensions,
- Would exceed permitted development allowance,
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- And impact upon drainage and access.

## **Character and appearance**

- 1.1 Poor design,

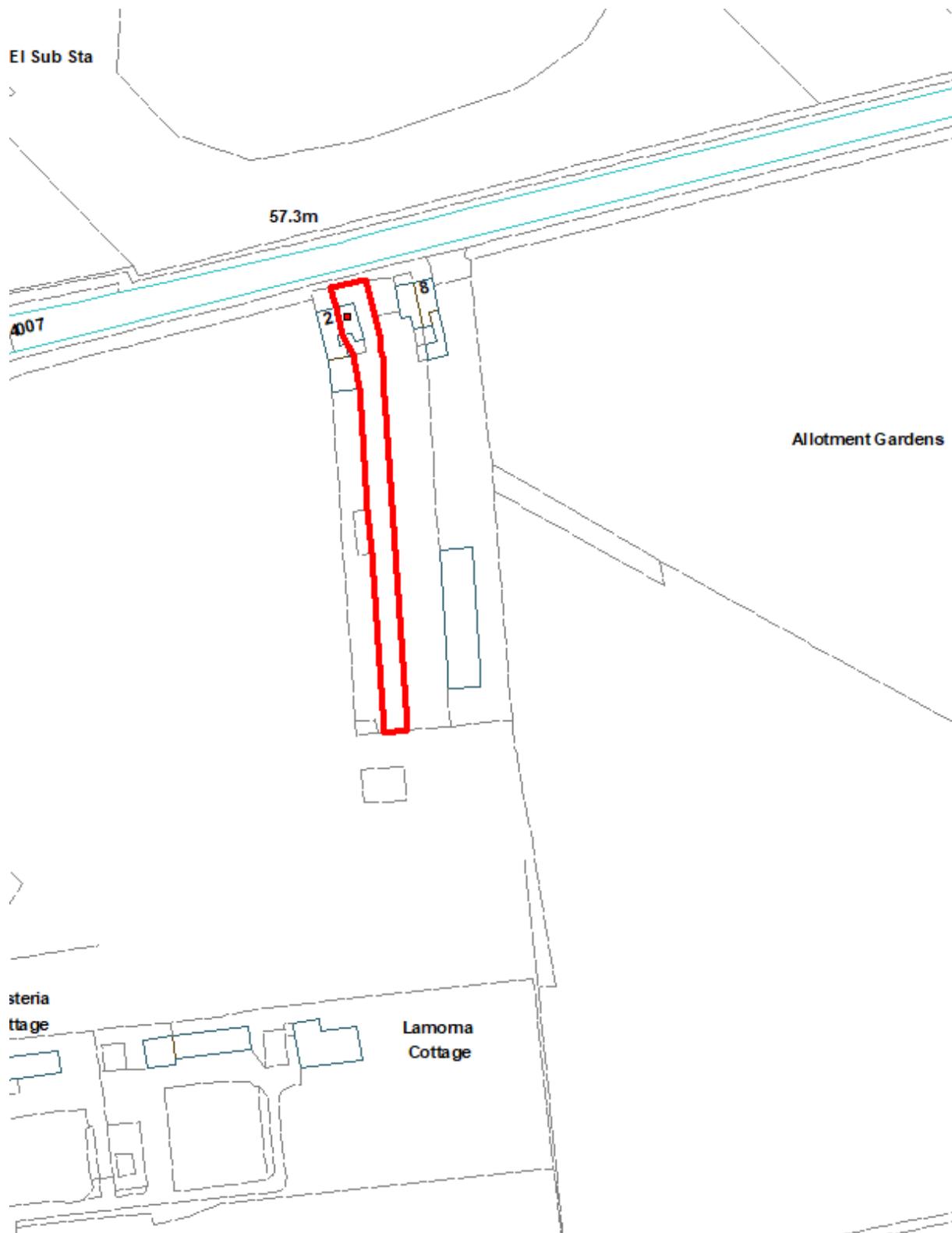
## **Residential amenity**

- 1.2 Loss of privacy,
- 1.3 Overshadowing/overbearing,

## **Other matters**

- 1.4 Allegations that the architect is related to a member of staff,
- 1.5 Impact upon the Green Belt through cumulative extensions,
- 1.6 Would exceed permitted development allowance,
- 1.7 Plans indicating scale of first floor have not been submitted,
- 1.8 Lack of documentation regarding the scale of the original dwelling,
- 1.9 The eaves and ridge height have not been marked,
- 1.10 And impact upon drainage and access.

## APPENDIX B: Site Location Plan



Do not scale – this map is indicative only

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