



Report to West Area Planning Committee

Application Number:	20/05627/FUL
Proposal:	Demolition of existing garage and construction of 1 x detached residential dwelling
Site Location:	10 Clauds Close Hazlemere Buckinghamshire HP15 7AE
Applicant:	Mr Short
Case Officer:	Jackie Sabatini
Ward(s) affected:	Previous Hazlemere North Ward
Parish-Town Council:	Hazlemere Parish Council
Date valid application received:	6th May 2020
Statutory determination date:	1st July 2020
Recommendation	Approval

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 Full planning permission is sought for the construction of 1 x 4 bed detached dwelling with associated off street parking following the demolition of an existing garage.
- 1.2 The development would provide an adequate standard of living environment for the occupiers of the new dwelling, without adversely affecting the residential amenities of the neighbouring properties, the character and appearance of the area, or the safety and convenience of the users of the adjacent highway.
- 1.3 The proposal is considered to comply with the relevant Development Plan policies and is therefore recommended for approval subject to conditions.
- 1.4 The application is before Committee because the local Member, Councillor R Gaffney has raised the following concerns:

“Although it is big enough to cope with the construction of a new house in it, it will make the existing property far too “clustered/crowded” and will totally go against the street scene/plan. Already houses in this small cul-de-sac are closely compacted.

I am aware that there is opposition to this plan from local residents.

I cannot support this application and if you decide to grant approval I wish to “call it in”

2.0 Description of Proposed Development

- 2.1 Full planning permission is sought for the construction of a 4 x bed detached dwelling and associated off street parking.
- 2.2 The proposed new dwelling would be sited, in what is currently, the north/west side garden area of No 10 Clauds Close. It would have a defined frontage and its own vehicular access via the existing dropped kerb off Clauds Close.
- 2.3 The proposed dwelling would be approximately 5.9m in width, 11.3m in depth with a pitch roof containing two roof lights to the front elevation and a dormer to the rear. The roof of the dwelling would measure approximately 5m to eaves and 8.3m to ridge. The dwelling would be constructed in materials to match adjacent property No 10 Clauds Close.
- 2.4 The application site currently comprises a two storey semi-detached dwelling located at end of a cul-de-sac off Clauds Close where the surrounding properties are predominately semi-detached dwellings. Many of which have already had extensive alterations and extensions that are highly visible from the highway; creating a more varied street scene.
- 2.5 The application is accompanied by;
 - a) Plans
 - b) Ecology and Tree Checklist
 - c) SUDS Statement

3.0 Relevant Planning History

Reference	Development	Decision	Decision Date
20/05626/FUL	Householder application for construction of part single part two storey rear extension, front and rear roof dormer in connection with loft conversion, demolition of garage and alterations from front vehicle access.	PER	2 June 2020

4.0 Policy Considerations and Evaluation

Principle and Location of Development

Wycombe District Local Plan (August 2019): CP1 (Sustainable Development), CP3 (Settlement Strategy), CP4 (Delivering Homes), DM33 (Managing Carbon Emissions, Transport and Energy Generation)

DSA: DM1 (Presumption in favour of sustainable development)

- 4.1 The site is located within an existing residential area. The proposed development is therefore considered acceptable in principle, subject to compliance with Development Plan Policies and all other material considerations.

Transport matters and parking

Wycombe District Local Plan (August 2019): CP7 (Delivering the infrastructure to support growth), DM33 (Managing Carbon Emissions, Transport and Energy Generation)

- 4.2 It has been acknowledged that objections have been raised by neighbouring residents with regard to an increase in traffic and potential parking issues within the cul-de-sac as a result of the proposed development. However the highway authority have been invited to comment on this application and have raised no objection to the proposal subject to conditions.

- 4.3 This includes that the scheme for parking and manoeuvring indicated on the submitted plans is laid out prior to the initial occupation of the development
- 4.4 It should be noted that the hardstanding areas for both the existing and proposed dwellings could accommodate two parking spaces each with dimensions of 2.8 x5m. Therefore, the development site would provide the optimum level of parking in accordance with the Buckinghamshire Countywide Parking Guidance policy document.
- 4.5 When taking account of the above it is evident that no significant impact, to the detriment of the highway or its users, would occur as a result of this application that would justify refusing planning permission.

Raising the quality of place making and design

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

Residential Design Guide SPD

- 4.6 It is noted that the immediate area is characterised by semi-detached dwellings set close to and highly visible from the street and objection has been raised with regard to the construction of a detached dwelling within the cul-de-sac being out of character to the area.
- 4.7 However, it is equally important to note that although this configuration is not typical within the area. The area has no established vernacular and many of the properties within the cul-de-sac already have substantial rear/side extension and roof alterations that are highly visible within the street scene; contributing to added mass and bulk between properties.
- 4.8 In contrast the new dwelling would be set back from the highway and would be set back from No 10 Clauds Close giving the perception of a lower roof line. This set back and down helps to minimise its visual impact on the street scene whilst helping to achieve a sense of continuation to the existing façade at the end of the cul-de-sac.
- 4.9 It should also be noted that No 10 Clauds Close has an unusually large side garden when compared to other properties within the area and this development takes advantage of utilising a substantially sized plot for development that does not sprawl outwards excessively, but actually forms a development with a sense of containment within the application site. Additionally, as previously mentioned the substantial size of garden area is not typical when compared to other plots within the area and as such it would be difficult to argue that this proposal would set a precedent for similar development within the immediate area.
- 4.10 When considering the above the proposed scale and form of the development proposed is considered to be acceptable in terms of density, impact and design and with the use of appropriate materials would not negatively detract or appear visually intrusive within the street scene.
- 4.11 In conclusion no harmful impact on the application site or the area in general is considered to occur as a result of this application that would justify refusing planning permission.

Amenity of existing and future residents

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

Housing intensification SPD
Residential Design Guide SPD
Neighbouring properties

- 4.12 Although the proposal would result in an increase in mass and bulk to the side garden area of No 10 Clauds Close, due to the separation distance between the proposal and any immediate neighbours, it would not impinge on the Council's light angle guidelines when being measured from the nearest habitable window from any neighbouring property.
- 4.13 Fenestration at first floor and above would include two windows and two roof lights to the front elevation, two windows and a roof dormer to the rear and two windows in the north side elevation. However the windows to the front would look out onto Clauds Close, the windows to the rear would look out on to the host dwelling rear amenity space and the windows in the side elevation would service stairwells and have restricted overlooking potential. In any case it is considered that the proposal would afford no more mutual overlooking than would otherwise be reasonably expected in an urban area.
- 4.14 In summary, no significant impact is considered to occur to the residential amenities of any neighbouring property in terms of privacy, overlooking, loss of light or overbearing issues as a result of this proposal that would justify refusing planning permission.

Future Occupiers

- 4.15 The proposal would provide an acceptable standard of living environment for the occupiers of the new dwelling without having a detrimental impact upon the residential amenities of the neighbouring properties

Environmental issues

Wycombe District Local Plan (August 2019): CP7 (Delivering the infrastructure to support growth), DM20 (Matters to be determined in accordance with the NPPF)

- 4.16 The Council's Environmental Health Officer has been consulted on this application and raises no objection to the scheme subject to condition.

Flooding and drainage

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

- 4.17 The site is within flood zone 1, a flood assessment is not therefore required. A Sustainable Drainage Statement has been submitted and is considered acceptable, meeting the requirements of policy DM39.

Building sustainability

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

- 4.18 It is considered necessary to condition water efficiency in accordance with policy DM41.

5.0 Weighing and balancing of issues / Overall Assessment

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

- 5.2 In determining the planning application, section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. In addition, Section 143 of the Localism Act amends Section 70 of the Town and Country Planning Act relating to the determination of planning applications and states that in dealing with planning applications, the authority shall have regard to:
- a. Provision of the development plan insofar as they are material,
 - b. Any local finance considerations, so far as they are material to the application (such as CIL if applicable), and,
 - c. Any other material considerations
- 5.3 As set out above it is considered that the proposed development would accord with most of the development plan policies.

6.0 Working with the applicant / agent

- 6.1 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.
- 6.2 The Council work with the applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applications/agents of any issues that may arise in the processing of their application.
- 6.3 In this instance the agent was informed, after the initial consultation period that the county highway authority required further information with regard to parking arrangements for the application site and that this was to include the adjacent property No 10 Clauds Close to ensure that adequate provision was available for access onto the site and for off street parking. The agent responded by submitting a parking plan which was found to be acceptable.

7.0 Recommendation Approval

Subject to the following conditions and reasons:-

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (As amended).
- 2 The development hereby permitted shall be built in accordance with the details contained in the planning application hereby approved and plan numbers 0224/03/B, 0224/07/B, 0224/08/B, 0224/06/B, 01, 02; unless the Local Planning Authority otherwise first agrees in writing.
Reason: In the interest of proper planning and to ensure a satisfactory development of the site.
- 3 The materials to be used for the external surfaces, including walls, roofs, doors and windows shall be of those contained within the approved application, unless the Local Planning Authority otherwise first agrees in writing.
Reason: To secure a satisfactory external appearance.

- 4 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.
- 5 The development, hereby permitted, shall be designed and constructed to meet a water efficiency standard of 110 litres per head per day.
Reason: In the interests of water efficiency as required by Policy DM41 (Optional Technical Standards for Building Regulations Approval) of the Local Plan.
- 6 Prior to the occupation of the development hereby permitted, one 32amp electric vehicle charging points must be installed (one per dwelling).
Reason: To comply with the air quality SPD and, to reduce the carbon emissions and the impact on the health of Nitrogen Dioxide emissions from the development.

INFORMATIVE(S)

- 1 In accordance with paragraph 38 of the NPPF2 Buckinghamshire Council approach decision-taking in a positive and creative way taking a proactive approach to development proposals focused on solutions and work proactively with applicants to secure developments. Buckinghamshire Council work with the applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applications/agents of any issues that may arise in the processing of their application.
In this instance the agent was informed, after the initial consultation period that the county highway authority required further information with regard to parking arrangements for the application site and the adjacent property No 10 Clauds Close to ensure that adequate provision was available for access onto the site and off street parking. The agent responded by submitting a parking plan which was found to be acceptable.
- 2 No vehicles associated with the building operations on the development site shall be parked on the public highway so as to cause an obstruction. Any such wilful obstruction is an offence under S137 of the Highways Act 1980.
- 3 The attention of the applicant is drawn to the requirements of section 60 of the control of pollution Act 1974 in respect of the minimisation of noise on construction and demolition sites. Application under Section 61 of the Act, for prior consent to the works, can be made to the environmental Services Division of the Council.