



Report to East Buckinghamshire Area Planning Committee

Application Number:	PL/20/1026/FA
Proposal:	Erection of 2 semidetached dwellings and carports to be served by implemented access under planning permission CH/2015/1417/FA.
Site Location:	Rear of 82 High Street, Great Missenden, Buckinghamshire
Applicant:	W E Black
Case Officer:	Lucy Wenzel
Ward affected:	Great Missenden
Parish Council:	Great Missenden
Valid date:	25 March 2020
Determination date:	20 May 2020
Extension of time:	23 October 2020
Recommendation:	Conditional Permission

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 The application seeks permission for the erection of 2 semi-detached dwellings and carports to be served by implemented access under planning permission CH/2015/1417/FA.
- 1.2 The application is before Committee as the Local Member Councillor Gladwin has indicated that he would like the application heard before Committee should the Officers recommendation be for conditional permission.
- 1.3 The recommendation for the proposal is conditional permission.

2.0 Description of Proposed Development

- 2.1 The application seeks permission for the erection of 2 semi-detached dwellings and carports to be served by implemented access under planning permission CH/2015/1417/FA.
- 2.2 The dwellings are to be erected in a semi-detached pair with attached carport. Plot 1 has a dwelling with ridge height measuring approximately 8.1 metres, with an overall width of 5.8 metres and maximum depth measuring 11.6 metres. Plot 2 has a dwelling with ridge height measuring approximately 6.6 metres, with an overall width of 9.5 metres and maximum depth measuring 8.2 metres. The car port will be erected adjoined to the eastern flank elevation of the dwelling sited in Plot 2 and will have a ridge height measuring approximately 4.6 metres, with an overall width of 6.9 metres and depth of 6.5 metres.
- 2.3 The application is accompanied by:
 - a) *Design and Access Statement*

3.0 Relevant Planning History

- 3.1 The site falls within the wider site boundary relating to applications CH/2015/1417/FA and subsequent PL/20/1027/VRC which granted permission for the erection of 6 dwellings. There is no relevant planning history for this particular site but the site boundaries of the above two applications are within the same ownership and are outlined in blue on the submitted plans. Therefore, they are relevant to this proposal as the proposed two dwellings would form part of the residential development already constructed.

4.0 Policy Considerations and Evaluation

- Planning Policy Framework (NPPF), February 2019.
- National Design Guidance, October 2019
- National Core Strategy for Chiltern District - Adopted November 2011:
- Chiltern District Local Plan adopted 1 September 1997 (including alterations adopted 29 May 2001), consolidated September 2007 and November 2011.
- Draft Chiltern and South Bucks Local Plan 2036.
- Affordable Housing Supplementary Planning Document (SPD) - Adopted 21 February 2012
- Chiltern and South Bucks Community Infrastructure Levy (CIL) Charging Schedule

Principle and Location of Development

Core Strategy Policies:

CS1 (The spatial strategy),

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

Local Plan Saved Policies:

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

- 4.1 The site is located within the built up area of Great Missenden where in accordance with Policy H3, proposals for new dwellings are acceptable in principle subject to there being no conflict with any other Local Plan policy. Proposals should be compatible with the character of those areas by respecting the general density, scale, siting, height and character of buildings in the locality of the application site, and the presence of trees, shrubs, lawns and verges.
- 4.2 Further to the above, the site is within the Chilterns Area of Outstanding Natural Beauty (AONB) where, in accordance with Local Plan Policy LSQ1, and Policy CS22 of the Core Strategy, development must conserve or enhance the natural beauty of the landscape. Paragraph 172 of the NPPF also states that great weight should be given to conserving AONBs, which have the highest status of protection in relation to landscape and scenic beauty.
- 4.3 Furthermore, the plot lies within a designated Conservation Area wherein, Policy CA1 states that planning permission will not be granted for any proposed new buildings, extensions or alterations to existing buildings which do not preserve or enhance the character or appearance of the Conservation Area. It makes reference to the use of natural materials which match in type, colour and texture or are similar to existing buildings in the locality. In addition to this, Policy CA2 states that development which does not preserve or enhance the important views within, looking out of, or into a Conservation Area will be refused.
- 4.4 The current application seeks permission for the erection of two detached dwellings and garaging. The site boundary lies within a larger site which was granted planning permission for the erection of 6 dwellings in 2015 (reference CH/2015/1417/FA) and subsequent VRC (reference PL/20/1027/VRC) and therefore within the confines of the wider site there will be 8 dwellings. This application is only for the two new dwellings.

Raising the quality of place making and design

Core Strategy Policies:

CS4 (Ensuring that the development is sustainable)

CS20 (Design and environmental quality)

CS22 (Chilterns Area of Outstanding Natural Beauty)

CS32 (Green infrastructure)

Local Plan Saved Policies:

GC1 (Design of development throughout the district)

GC14 (Access for disabled people to developments used by the public throughout the district)

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

H20 (Ancillary residential buildings (domestic garages, workshops, etc.) in the built-up areas excluded from the Green Belt)

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

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

4.5 As aforementioned, the proposed two dwellings fall within a wider site boundary consisting of 6 dwellings which were erected under planning permission CH/2015/1417/FA. These 6 dwellings reside to the west of the wider site with the proposed two dwellings and garaging sited along the northern boundary. The 2 dwellings are proposed to be constructed in a semi-detached pair with one dwelling fronting to the access and one erected parallel too. Whilst this application is a separate application to the already implemented 6 dwellings; they will be viewed within the wider site context and therefore need to read well contextually within the wider site. The whole site sits as a small backland style development style and given that the main site has already been granted permission the addition of two extra dwellings is considered to be acceptable in terms of this form of development. This proposal will increase the dwellings on site to 8 collectively and therefore it is acknowledged that the original scheme submitted under the 2015 application proposed 8 dwellings but was altered as this was considered to be an overdevelopment of the site. Additionally, the original design of the two dwellings sited in this location were considered to be too injurious to the setting of the adjacent listed building by virtue of their scale and bulk. Subsequently the number of dwellings was reduced to 6 and received planning permission. The original layout of the site sited three dwellings to the north where the current 2 dwellings are proposed. Additionally, in this position it was proposed to site a detached double garage. In comparison between this scheme that was originally proposed and the current proposal there is a significant reduction in built footprint, bulk and visual dominance on site. This therefore prevents the proposed dwellings appearing out of keeping with the surrounding locality and does not significantly alter the existing character of the area. Furthermore, the current proposed scale and bulk is more compassionate to the adjacent listed building and does not detract from its setting.

4.6 In relation to the appearance and design of the dwellings and garaging, the dwellings would continue the form, visual character and scale of those dwellings approved under the 2015 application and therefore there is visual cohesion in relation to the wider site. The dwellings have been designed to ensure that they integrate with the wider context of the site and surrounding locality, as well as the larger residential development granted permission at appeal to the north of

this site. Traditional materials have been incorporated into the design with flint work and cladding alongside traditional features such as chimneys.

- 4.7 The carport proposed will be sited adjacent to the two semi-detached dwellings and will be adjoined to the eastern flank elevation of the eastern dwelling. The carport will have one internal space each and therefore the building is small scaled. Additionally, given that it is adjoined to the dwellings the building will be viewed cohesively and as one built mass on site ensuring that the building work is contained to the northern boundary edge and minimising the spread of built development on site.
- 4.8 Given the location of the site within a Conservation Area, the Conservation Officer has been involved in the assessment of this development proposal. Small alterations have been gained from the original submitted scheme and the Officer has now raised no objections to the scheme of works. Therefore, considering the overall impact of the proposed scheme, it is considered that it would cohesively adjoin the development approved under the 2015 application and would blend well contextually into the surrounding area. Therefore, in terms of the overall design, character and appearance of the proposed development it is considered to be acceptable.

Amenity of existing and future residents

Local Plan Saved Policies:

GC3 (Protection of amenities throughout the district)

H12 (Private residential garden areas throughout the district)

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

- 4.9 Regard has been given to the design of the dwellings and their siting within the plot to minimise potential impacts to residents and future residents of neighbouring dwellings. The dwellings are designed as a semi-detached pairing and therefore have minimal impact upon one another. With regards to the surrounding neighbours, there is considerable levels of spacing around the two dwellings which maintains the spacious nature of the new development and ensures that appropriate distances are maintained to neighbouring dwellings. Therefore, the dwellings will not appear visually intrusive or overbearing or result in an unacceptable level of overlooking. The scale of the dwellings reflects those within the adjoining development and therefore, do not appear visually overbearing. Likewise; given the separation distances to dwellings sited along the High Street and Missenden Mews the dwellings do not appear visually overbearing. These separation distances are in excess of 40 metres and given the arrangement on site the resultant relationship is flank to rear. No flank elevation windows are proposed on Plot 2 but are however proposed on the

south western elevation serving Plot 1 but given the substantial separation distance between this elevation and the principal elevations of neighbouring dwellings it isn't considered that negative implications will arise. Additionally, these windows serve bathrooms and will therefore be conditioned to be obscurely glazed.

- 4.10 Given the above assessment, it is considered that the erection of the two dwellings will not result in adverse implications to neighbouring properties and residents. Therefore, the scheme is considered to be compliant with relevant Policies GC4 and H14.
- 4.11 Having regard to the private garden area provision, Policy H12 of the Local Plan expects new dwellings to have a private garden area commensurate to its surroundings and one which is adequate for and appropriate to the size, design and amount of living accommodation proposed. In relation to those garden depths surrounding the proposed development site the adjoining development garden depths measure at around 12 metres but have narrow widths of between 5 to 8 metres. The proposed dwellings have garden depths of 9.5 metres but have widths of 12 metres and 13 metres. Therefore, whilst noting the wording of the Policy, the overall garden areas are the same, or greater, in size than others in the area, including the new larger residential development granted at appeal to the north of the site. No objections can therefore be raised to the garden sizes.
- 4.12 An area for bin storage is shown to the rear of each dwelling which will enable storage away from the main access route into the development site and allows for the close proximity of the storage area to the dwellings.

Landscape Issues

Core Strategy Policies:

CS4 (Ensuring that development is sustainable)

CS20 (Design and environmental quality)

CS22 (Chilterns Area of Outstanding Beauty)

Local Plan Saved Policies:

GC1 (Design of development throughout the district)

LSQ1 (Chilterns Area of Outstanding Natural Beauty as defined on the Proposals Map)

- 4.13 The Tree and Landscaping scheme relates to the wider site area. A number of trees are being retained along the north western, north eastern and south eastern boundary edges. To ensure their adequate protection, tree protection fencing is proposed and this will be conditioned to ensure that they are adequately protected during the construction phases.
- 4.14 In relation to landscaping; Plan PRI22896-11 has been submitted which outlines the proposed landscaping on site, this is coupled with the submission of a

specification document outlining site preparation works, plants, planting, trees and grass works. The landscaping plan clearly outlines the proposed planting species and locations on site. Given the submission of these documents it is considered that there would be biodiversity enhancement on site which contributes positively to the surrounding sensitive location of the AONB and softens the development.

Transport matters and parking

Core Strategy Policies:

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

CS26 (Requirements of new development)

Local Plan Saved Policies:

TR2 (Highway aspects of planning applications throughout the district)

TR3 (Access and road layout throughout the district)

TR11 (Provision of off-street parking for developments throughout the district)

TR12 (Relaxation of parking standards throughout the district)

TR15 (Design of parking areas throughout the district)

TR16 (Parking and manoeuvring standards throughout the district)

4.15 The parking proposal on site will provide four parking spaces; two spaces within the attached garage and two to the front of the carport which creates a tandem parking arrangement. There is adequate spacing to the front of the carport to allow for the manoeuvring of vehicles. Given that each dwelling measures under 120 square metres the parking standard sits at two spaces per dwelling and is compliant with Policy. Given this, and given the sustainability of the site being in close proximity to local shops, bus routes and the train station, the acceptability of two parking spaces is deemed appropriate.

4.16 In terms of access, the existing access route leading off of the High Street will be utilised for these two additional dwellings. The access road was permitted under the 2015 application and Highways have confirmed that the access track and access point are of adequate scale to enable the additional vehicles. Additionally, the highways network can satisfactorily accommodate the additional vehicular movements. Therefore, no concerns are raised in relation to this element.

Affordable Housing and Housing Mix

Core Strategy Policies:

CS8 (Affordable housing policy)

CS9 (Affordable housing in rural areas)

4.17 With regards to affordable housing provision, the Government recently re-introduced exceptions to local affordable housing policies for small-scale developments (10 dwellings or less) through an update to the Planning Practice Guidance (PPG). Therefore, no affordable housing would be required on this site. Whilst it is acknowledged that the erection of these two dwellings will fall into the wider site boundary of the development scheme approved under the 2015 application; the site remains to fall under the requirements of affordable housing.

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.

5.4 Local Planning Authorities, when making decisions of a strategic nature, must have due regard, through the Equalities Act, to reducing the inequalities which may result from socio-economic disadvantage. In this instance, it is not considered that this proposal would disadvantage any sector of society to a harmful extent.

6.0 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 works with 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 applicant/agent was updated of any issues after the initial site visit;
- The applicant was provided the opportunity to submit amendments to the scheme/address issues;
- The application was considered by the Planning Committee where the applicant/agent had the opportunity to address the Committee.

Recommendation: Conditional Permission

Subject to the following conditions:-

1. The development to which this permission relates must be begun before the expiration of three years from the date of this permission.
Reason: To prevent the accumulation of unimplemented planning permissions, to enable the Local Planning Authority to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 91 (1) of the Town & Country Planning Act 1990, as amended.
2. Before any construction work commences above ground level, samples of the proposed flint work, brick and weatherboarding to be used for the external construction of the development hereby permitted, shall be made available to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved materials.
Reason: To ensure that the external appearance of the development is not detrimental to the character of the locality.
3. Prior to the commencement of any works on site, detailed plans, including cross section as appropriate, showing the existing ground levels and the proposed slab and finished floor levels of the dwelling hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed datum point normally located outside the application site. Thereafter the development shall not be constructed other than as approved in relation to the fixed datum point.
Reason: To protect, as far as is possible, the character of the locality and the amenities of neighbouring properties.
4. The landscaping works shall be carried out in accordance with the approved details (Plan PRI22896-11) before any part of the development is first occupied.
Reason: In order to maintain, as far as possible, the character of the locality and for good amenity and wildlife value, in accordance with Policy GC4 of the Chiltern District

Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001)
Consolidated September 2007 and November 2011.

5. No tree or hedge shown to be retained on the Tree Protection Plan shall be removed, uprooted, destroyed or pruned for a period of five years from the date of implementation of the development hereby approved without the prior approval in writing of the Local Planning Authority. If any retained tree or hedge is removed, uprooted or destroyed, or dies during that period, another tree shall be planted of such size and species as shall be agreed in writing by the Local Planning Authority. Furthermore, the existing soil levels within the root protection areas of the retained trees and hedges shall not be altered.

Reason: To ensure the retention of the existing established trees and hedgerows within the site that are in sound condition and of good amenity and wildlife value, in accordance with Policy GC4 of the Chiltern District Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) Consolidated September 2007 and November 2011.

6. Prior to the occupation of the development hereby permitted, full details of the means of enclosure to be retained and erected along all external boundaries of the site and between the individual gardens of the approved dwellings shall be submitted to and approved in writing by the Local Planning Authority. The approved means of enclosure between the individual gardens shall be maintained as such thereafter.

Reason: To safeguard the visual amenities of the locality and the privacy of the adjoining properties.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order, with or without modification), no windows other than those expressly authorised by this permission, shall be inserted or constructed at any time at first floor level or above in the flank elevations of the dwellings hereby approved.

Reason: To safeguard the amenities of the adjoining properties and approved dwellings.

8. The first floor windows in the south western flank elevation of the dwelling on Plot 1 hereby permitted shall only be glazed with obscured glass and shall be non-opening unless the parts of the windows which can be opened are more than 1.7 metres above the floor of the room in which that window is installed.

Reason: To protect the amenities and privacy of the adjoining properties, in accordance with policy GC3 of the Chiltern District Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) consolidated September 2007 and November 2011.

9. Prior to occupation of the development space shall be laid out within the site for parking for cars, loading and manoeuvring, in accordance with the approved plans. This area, including the car ports, shall be permanently maintained for this 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.
10. This permission relates to the details shown on the approved plans as listed below:

List of approved plans:

<u>Received</u>	<u>Plan Reference</u>
25 Mar 2020	20 H82M SL02
25 Mar 2020	SITE PLAN 20 H82M SP05 A
25 Mar 2020	SITE SECTIONS 20 H82M SP06
28 Aug 2020	20 H82M PE01 B
28 Aug 2020	20 H82M SP05 D
25 Mar 2020	20 H82M SP07
25 Mar 2020	REE PLAN 82 HIGH STREET - TPP - REV F
17 Sep 2020	PRI22896-11 LANDSCAPING

INFORMATIVE(S)

1. All wild birds, their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000. Consequently, you should take adequate precautions to ensure that any tree work does not cause any disturbance to birds and their nests particularly during the normal nesting season of March to August. Similarly, all bats and their roosting sites are protected by the same legislation so precautions should also be taken to avoid carrying out activities which might harm or disturb bats or their roosts.
2. The Council is the Charging Authority for the Community Infrastructure Levy (CIL). CIL is a charge on development; it is tariff-based and enables local authorities to raise funds to pay for infrastructure.
If you have received a CIL Liability Notice, this Notice will set out the further requirements that need to be complied with.
If you have not received a CIL Liability Notice, the development may still be liable for CIL. Before development is commenced, for further information please refer to the following website <https://www.chiltern.gov.uk/CIL-implementation> or contact 01494 732792 for more information.

APPENDIX A: Consultation Responses and Representations

Councillor Comments:

Received on the 6th May 2020

“This application is related to PL/20/1027/VRC and to CH/2015/1417/FA. The latter application was for 6 houses and was approved. The application together with PL/20/1027/VRC seeks to increase the houses from 6 to 8 units. As such, I believe, both applications should be decided in conjunction with each other, and not separately. My concerns relate to over development of the site and the impact on amenity space and parking.”

Great Missenden Parish Council:

Received on the 18th May 2020

“The Parish Council object to these applications on the basis that:-

- a) As indicated in respect of the original applications there are concerns as to the proposed access to the development.
- b) As indicated in respect of the original applications there are concerns that the ridge height of any new properties should not exceed that of neighbouring properties so as to ensure any development is in keeping with the area.
- c) The Parish Council appreciates that any issues of boundary disputes are not strictly speaking planning matters but would invite the Planning Authority to investigate in order to ensure that the current applications have been correctly submitted and that the validation process has been properly carried out.
- d) That the overall design and appearance of the development is out of keeping with the street scene.
- e) That the proposed development is overbearing in nature and constitutes over development, seeking to expand on the existing permitted planning permission which had been granted so as to address this issue.
- f) That the layout and density of the proposed development is inappropriate for the location and out of keeping with the locality.”

Buckinghamshire Council’s Highway Officer:

Received on the 1st May 2020

“I note the Highway Authority has previously provided comments for this site, under application number CH/2015/1417/FA (erection of six new dwellings), which, in a response dated the 13th June 2016; the Highway Authority had no objection subject to conditions.

This application seeks permission for the erection of 2 dwellings on land fronting the dwellings granted permission in the aforementioned planning application. The development for the previously approved six dwellings and the proposed two dwellings gain access off Twitchell Road which is a private road not maintained by Buckinghamshire Council and joins the highway network on Back Lane. The access approved under planning application CH/2015/1417/FA is proposed to serve this development which I can confirm is suitable. In terms of trip generation, I would expect a dwelling in this location to generate approximately 4-6 daily vehicular movements, two-way. As such, the proposed development could generate a total of 12 daily vehicular movements, two-way. I am

satisfied that the overall development can be safely accommodated onto the local highway network.

Whilst I trust the Local Planning Authority will consider the level of parking proposed, I am satisfied the spaces proposed and would allow for vehicles to park, manoeuvre and egress in a forward gear. I note the spaces proposed are in a tandem arrangement. Whilst this is not ideal, as they are allocated to the same property, I do not consider this a significant issue within itself.

Mindful of the above, the Highway Authority would have no objection to the proposed development, subject to condition.”

Buckinghamshire Council’s Building Control Officer:

Received on the 28th April 2020

“Access for the disabled will need to comply with Part M of the Building Regulations including; level/ramped firm paving from parking areas to a level threshold at the front doors, entrance and internal door widths and the ground floor WC’s.”

Buckinghamshire Council’s Strategic Access Officer:

Received on the 7th May 2020

“The access has permission to 6 dwellings under application CH/2015/1417/FA and I note comments from Highways Development Management on the daily vehicular movements likely to be generated by the additional two dwellings. I also note the access has been widened along the shared section with Footpath GMI/56/4 from 4.8m to 5m, allowing a car and pedestrian to pass comfortably.

While the pedestrian activity along the footpath is likely to be relatively high - being close to schools and the High Street - taking into account the additional volume of traffic and width of the access, I have no objection.”

Historic Buildings Officer:

Received on the 13th August 2020

“Generally speaking, the design of the two houses works in terms of the impacts upon heritage assets nearby, and upon the character of the area. Some things do require tweaking, however:

- the smaller 1.5 Storey dwelling would benefit from a brick chimney
- the angle of the roof pitch of the garage needs to be harmonised somehow with the angle of the other roof pitches
- there are almost too many materials going on here: it should be weatherboarding throughout for the lower structure, and brick and flint for the taller one.”

Subsequent to these comments amended plans were received and the Historic Buildings Officer was re-consulted.

Received on the 28th August 2020

“I think that the revised designs are now acceptable and will not cause any harm to the significance of the conservation area, or to the setting of the listed buildings. As discussed

previously, we will require sample panels to be prepared for the flint work and other conditions for the materials – brick, weatherboarding. The Sahtas roof tiles are fine and have been used successfully on other projects in the area.

I confirm that the proposals conform to primary conservation planning legislation and guidance as set out in ss. 16, 66 & 72 of the Planning (LBCA) Act 1990, paras 186-202 of the NPPF, The National Design Guide and the Chiltern Local Plan, and am therefore happy to recommend approval for the new build properties.”

REPRESENTATIONS

Four letters of objection have been received which have been summarised below:

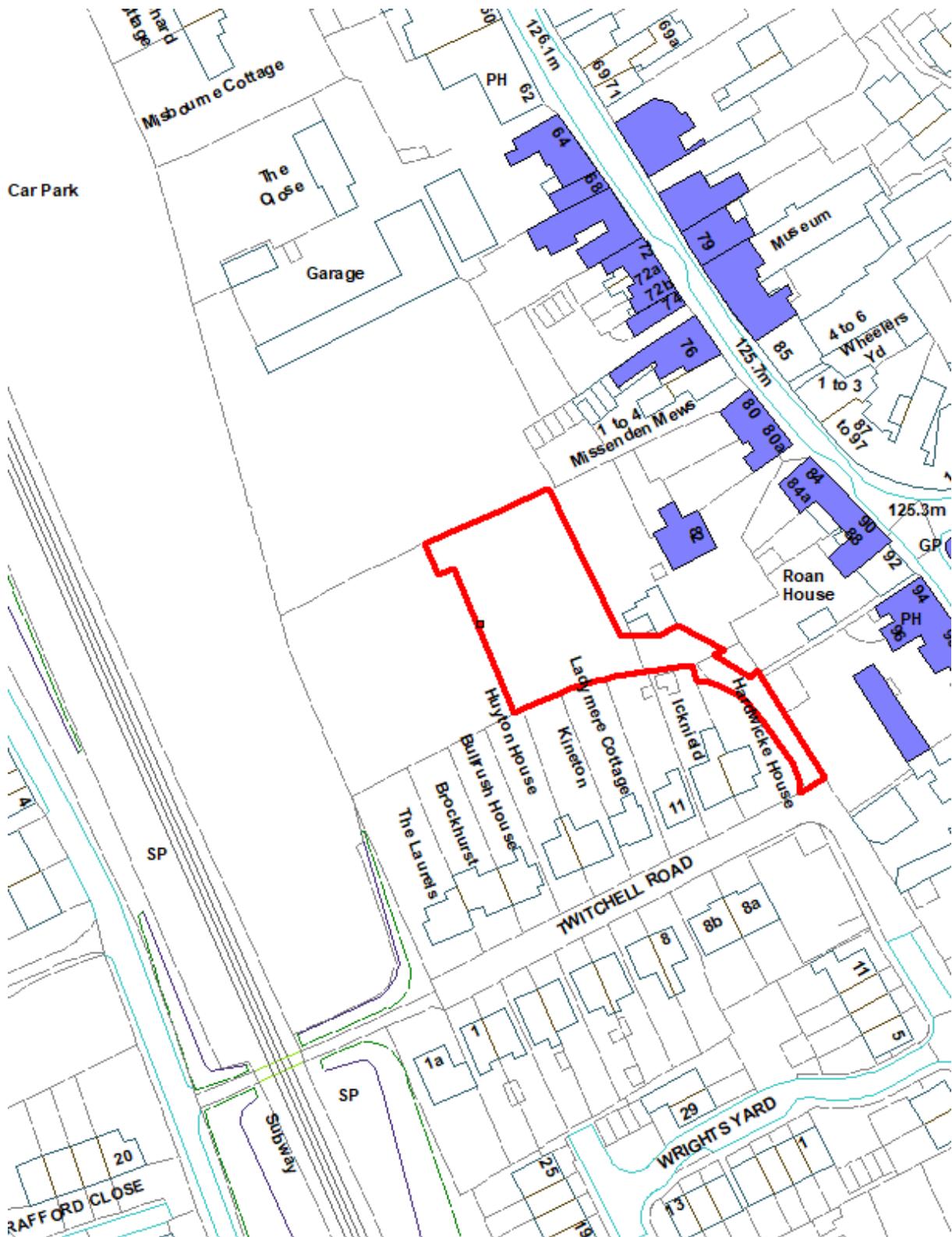
Character and Appearance

- *The original application proposed 8 dwellings and this was reduced to 6 dwellings and then approved. Surely nothing has altered in relation to access, traffic, site location and site size.*
- *The dwellings will have visual site lines into the rear gardens and elevations of dwellings along High Street.*
- *There has been tree removal on site and this has exposed the railway line which has interrupted views.*
- *The adjoining site to the west has received planning permission making a dreadful impact upon the village.*

Neighbouring Amenities

- *The removal of trees and hedging has opened up views to the railway line which has altered views from neighbouring dwellings.*
- *There will be a great level of noise and disturbance occurring from the development during the construction phase.*

APPENDIX B: Site Location Plan



Do not scale – this map is indicative only

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