



Report to West Area Planning Committee

Application Number:	20/06155/FUL
Proposal:	Householder application for construction of first floor side extension with car port underneath, part single, part two storey rear extension, 2 x hip to gable end roof extensions, 1 x rear box dormer, insertion 3 x roof lights to front roof slope in connection with loft conversion, widening of the gate opening, moving the gate in line with front facade of the main building and alterations to fenestrations
Site Location:	355 Desborough Avenue High Wycombe Buckinghamshire HP11 2TH
Applicant:	Mr Gazanfar Ali
Case Officer:	Yee Chung Hui
Ward(s) affected:	Abbey
Parish-Town Council:	High Wycombe Town Unparished
Date valid application received:	17th July 2020
Statutory determination date:	11th September 2020
Recommendation	Approve

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 Planning permission is sought for the construction of two storey side extension, part single, part two storey rear extension, 2 x hip to gable end roof extensions, 1 x rear box dormer, insertion 3 x roof lights to front roof slope in connection with loft conversion, widening of the gate opening.
- 1.2 Councillors Alan Hill and Lesley Clarke have called the planning application to the Planning Committee, expressing concerns that the proposal is overdevelopment of site, has a detrimental impact to the street scene and local area and is deficient in on-site parking numbers.
- 1.3 Amended plans have been received following the submission of representations and comments from Local Members.
- 1.4 The amendments submitted have reduced the width of the first floor side extension and retained a 1m separation to the shared boundary with the neighbouring dwelling. The ridge height of the first floor side extension has been lowered and the extension has been set

back behind the front wall of the main dwelling. The size of the proposed rear dormer has also been reduced to overcome the bulky appearance on the existing roof scape.

- 1.5 The submission of amendments have addressed and overcome the identified issues in the initial scheme, with regards to the appearance and design of the proposal and impact on the street scene and local area, as well as the amenity impact to adjacent dwellings.

2.0 Description of Proposed Development

- 2.1 The proposed development would alter the existing roof form from a hipped roof to a gable ended in addition to the construction of a two storey side and rear extensions.
- 2.2 The first floor of the side extension would be about 1.7m in width, 6m in length and would have an eaves height of 5.1m and overall height of 7.7m.
- 2.3 The part single storey, part two storey rear extension, would be about 4m in length at both ground and first floor level and 7.6m in width at ground floor level. At first floor level, the extension is set in 1.4m from the edges of the ground floor extension and thus would be 4.8m wide. It would have an eaves height at 5.1m and overall height at 6.3m, with a hipped end finish.
- 2.4 The extended main roof would contain a rear box dormer of 7.1m width and 2m height.
- 2.5 A gap of about one metre is left between the first floor of the side extension and the boundary of the site.
- 2.6 The front driveway would be altered to provide two parking spaces, in addition to the one contained in the car port below the first floor accommodation provided in the side extension to the house.
- 2.7 The application is accompanied by:
 - a) Covering letter
 - b) Ecology and Tree Checklist
 - c) Location plan, WDC1
 - d) Block plan, WDC2
 - e) Amended plans and elevation, 355-DA-02

3.0 Relevant Planning History

Reference	Development	Decision	Decision Date
94/05347/FUL	CHANGE OF USE TO A BOARDING CATTERY WITH 15 UNITS, 2 ISOLATION UNITS & PARKING, FOR A TEMPORARY PERIOD OF 2 YEARS	REF	27 April 1994
20/05567/CLP	Certificate of lawfulness for proposed construction of hip to gable end roof extensions, 1 x rear dormer window and 3 x roof lights to front roof slope in connection with loft conversion	RECLP	7 May 2020

20/05819/FUL	Householder application for construction of two storey side extension and conversion of loft to habitable accommodation	APPRET	
20/06175/CLP	Certificate of lawfulness for proposed construction of single storey rear infill extension, 2 x hip to gable end roof extensions, 1 x rear box dormer, insertion 3 x roof lights to front roof slope in connection with loft conversion, widening of the gate opening, moving the gate in line with front facade of the main building and alterations to fenestrations	WDN	28 July 2020
20/06648/FUL	Householder application for construction of double garage, hardstanding and flower beds (part retrospective)	PCO	

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 application site is situated within an existing residential area. There is no objection to the principle of development of extensions to residential dwellings within the local area, subject to the compliance of development plan policies and other material planning considerations.

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)

Householder Planning and Design Guidance (Adopted January 2020)

- 4.2 An amended scheme has been submitted to overcome the identified issues regarding the appearance and design of the proposal and its impact on the existing street scene and local area. The setting back and lowering of the ridge height of the proposed two storey extension would ensure it has a subordinate appearance to existing house. The siting of the proposed side extension is not dissimilar to the existing extension at the adjacent

dwelling which is also set back, with a lowered ridge height and retaining sufficient separation to the shared boundary.

- 4.3 At the rear elevation, the proposed dormer has been reduced in width so as not to be over-dominant in appearance. The central siting of the dormer would make it less visible in the existing street scene, as such there is minimal visual harm to character and appearance of the locality. This also applies to the rear extension.
- 4.4 Representations have been received concerning overdevelopment of the site. Although several additions are proposed the apparent additional bulk evident from the public realm will be limited and will appear subservient to the dwelling.
- 4.5 There is no objections to the appearance of the widened access.

Amenity of existing and future residents

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

Householder Planning and Design Guidance (Adopted January 2020)

- 4.6 The development causes no privacy concerns to adjacent dwellings given that there are no side windows proposed.
- 4.7 The setting in and central siting of the rear first floor projection would cause no significant loss of light to adjacent dwellings and is in compliance with the Council's light angle guidance. The side extension sits alongside the flank of the neighbouring property which contains no windows.
- 4.8 The development of the first floor side extension is not overbearing to adjacent dwelling, no.357, for the same reason.

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)

DSA: DM2 (Transport requirements of development sites)

Buckinghamshire Countywide Parking Guidance (Adopted Sept 2015)

- 4.9 The existing vehicle access is retained and unaltered. The proposed driveway is altered to fit two parking spaces at the front of the dwelling.
- 4.10 To the side of the dwelling, a third vehicle can park. As such, for a 10 habitable room/6 bedroom dwelling within Residential Zone A, the proposed parking arrangement is sufficient and acceptable to meet the Countywide Parking standards.

Flooding and drainage

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

- 4.11 The application site does not fall within any known flood risk areas.

Green networks , infrastructure and Ecology

Wycombe District Local Plan (August 2019): CP7 (Delivering the infrastructure to support growth),CP9 (Sense of place), DM34 (Delivering Green Infrastructure and Biodiversity in Development)

DSA: DM11 (Green networks and infrastructure), DM13 (Conservation and enhancement of sites, habitats and species of biodiversity and geodiversity importance), DM14 (Biodiversity in development), DM15 (Protection and enhancement of river and stream corridors)

4.12 Policy DM34 requires all development to protect and enhance both biodiversity and green infrastructure features and networks both on and off site for the lifetime of the development. No assessment has been provided with this proposal so it falls to the Local Planning Authority to consider what would be proportionate for the development proposed.

4.13 In this case, the proposed extension would not have any implications upon the local biodiversity and green infrastructure. Given the scope of the proposal, enhancement is considered appropriate. In order to increase and enhance the green infrastructure and associated biodiversity, a condition would need to be imposed on any permission requiring a bird box to be included in the proposed development.

Infrastructure and Developer Contributions

Wycombe District Local Plan (August 2019): CP7 (Delivering the infrastructure to support growth)
DSA: DM19 (Infrastructure and delivery)

4.14 The development is a type of development where CIL would not be chargeable.

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 the development plan policies and application is recommended for approval.

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. 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. In this instance, the applicant/agent was updated of any issues after the initial site visit following the comments from local members and neighbours. The application was called to Planning Committee. Amendments were sought and have been submitted to overcome the initial concerns in respect of the submission. The application is considered to be acceptable and is recommended for approval.

7.0 Recommendation - Approved

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 WDC1; WDC2; 355-DA-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 and roofs shall be of the same colour, type and texture as those used in the existing building, unless the Local Planning Authority otherwise first agrees in writing.
Reason: To secure a satisfactory external appearance.
4. No further windows or openings of any kind shall be inserted in the first floor or above flank elevations of the development hereby permitted.
Reason: To safeguard the privacy of occupiers of the adjoining properties.
5. All development is expected to result in a net increase in biodiversity and ecological features proportionate to the development proposed. In order to enhance and increase biodiversity opportunities, a bird box shall be attached to the structure and thereafter retained for the lifetime of the development.
Reason: To comply with the requirements of policy DM34
6. 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.

Informative:

Working with the applicants' agent

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. 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. In this instance, the applicant/agent was updated of any issues after the initial site visit following the comments from local members and neighbours. The application was called to Planning Committee. Amendments were sought and have been submitted to overcome the initial concerns in respect of the submission. The application is considered to be acceptable and is recommended for approval.