



Report to West Area Planning Committee

Application Number:	20/07342/FUL
Proposal:	Householder application for construction of single storey front, part single, part two storey side and rear extensions and conversion of loft to habitable accommodation
Site Location:	44 Shelley Road High Wycombe Buckinghamshire HP11 2UW
Applicant:	Mr Chaudry Ansar
Case Officer:	Ian Zabala-Beck
Ward(s) affected:	Abbey
Parish-Town Council:	Unparished - High Wycombe Town – Abbey Ward
Date valid application received:	12th October 2020
Statutory determination date:	7th December 2020
Recommendation	Approval

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 This proposal is to extend out from the front, side and rear with both single and two storey extensions. The proposed works are similar in appearance to others within the immediate locale when viewed from within the public realm, which includes Nos.40 & 42 next door neighbours, and Nos.29 & 33 opposite, in addition No.29 (opposite) has implemented their planning application (17/07064/FUL) which is similar to this application.
- 1.2 The application accords with planning policies and the design guidance SPD, therefore the application is recommended for approval.
- 1.3 Cllr Lesley Clark called in for consideration by committee.
- 1.4 This application has been the subject of consultation with the Planning Committee Chairman of the committee. It has been determined that: the application should be referred to the relevant Planning Committee for consideration
- 1.5 Recommendation – approval.

2.0 Description of Proposed Development

- 2.1 This detached two storey dwelling is located on the north-eastern side of Shelley Road and benefits from having off-street parking and gardens to the front and rear. The property is not within the Green Belt, Conservation Area nor an Area of Outstanding Natural Beauty.
- 2.2 The application is accompanied by:
- a) Application Form
 - b) Design and Access Statement
 - c) Plans
 - d) Ecology and Tree Checklist
 - e) Lighting Assessment

3.0 Relevant Planning History

- 3.1 19/07688/FUL - Householder application for construction of single storey front extension, part single, part two storey side and rear extension and conversion of loft to habitable accommodation. Withdrawn

4.0 Principle and Location of Development

Adopted Wycombe District Local Plan (August 2019): DM33 (Managing Carbon Emissions, Transport and Energy Generation), DM34 (Delivering Green Infrastructure and Biodiversity in Development) DM35 (Placemaking and Design Quality), DM36 (Extensions and Alterations to Existing Dwellings)

Delivery and Site Allocations Plan (2013): Policy DM13 (Conservation and enhancements of sites, habitats and species of biodiversity and geodiversity importance)

- 4.1 This is an existing residential area where many of the properties within this location have been altered, amended and extended, therefore the principle of development is acceptable.
- 4.2 Proposals should marry in well to the host dwelling and use of materials should match with that of the existing property. Development should also be in keeping with the character and appearance of the area.
- 4.3 Both the design and materials marry in well with the existing dwelling and as there are many other examples of similar works within the immediate area, the proposal would not harm the character nor appearance of the area.

Transport matters and parking

DM33 (Managing Carbon Emissions, Transport and Energy Generation), Buckinghamshire Countywide Parking Guidance (2015)

- 4.4 The resultant property is a 5 bed property requiring 3 spaces. There is a loss of a garage (conversion to study) however there is adequate parking for 3 spaces at the front of the property.

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), Householder Planning and Design Guidance (2020)

- 4.5 The character and appearance of the immediate area is fairly uniform having detached two storey properties, some of which have been extended and are visible from within the public realm. The materials of the properties are made up of brick and render. These extended properties all have similar designs, where they have extended over the garages and maintained the same height as the existing roof ridge and matched the front elevation building line, albeit set back from a vertical brick column that provides a visible separation.
- 4.6 The topography of this area of Shelley Road is level, where there are no differences in ground levels, this is echoed between each plot, as there are no differences to the ground levels between the immediate neighbours, any overbearing impact is minimised.
- 4.7 The proposal maintains a 1 metre gap at first floor on both sides and the side access on the south-eastern boundary to the rear garden area remains, therefore avoids any terracing effect and maintains a visual separation between the properties. It is worth pointing out that the extension on the north-western boundary is single storey, single storey extensions can be built up to the boundary and is in line with the householder design guidance SPD.
- 4.8 The proposal has maximised the plot in terms of size. This scheme has been reduced on the single storey rear projection by 1 metre (compared to the withdrawn application) to meet the light-angle guidance. The proposed works do not breach planning guidance for extensions, and as such there are insufficient grounds to refuse the application. No29 opposite, has a very similar design that echoes this scheme which has assisted in determining this scheme.
- 4.9 Current householder guidance does suggest advice on depths of extensions being no more than half that of the existing dwelling, however this is general guidance, and not a fixed requirement, with each site being judged on the specific circumstances of the site and its surroundings. There would not be any demonstrable harm arising from the size of the extension in design terms and the application is therefore recommended for approval.

Amenity of existing and future residents

Wycombe District Local Plan (August 2019): DM35 (Placemaking and Design Quality)

- 4.10 The resultant private rear amenity space would have a depth of approximately 20 metres and would have in excess of 25m to the side elevation of the rear property (No.2 Kingsley Crescent), which is found to be acceptable.
- 4.11 As all the properties are two storey dwellings, there is existing mutual overlooking. The proposal would not add to the existing overlooking to that which already exists. There are however two proposed windows on each side flank elevation within the roof space, one serving a bedroom and the other serving a store, and further side windows at first floor serving en-suites. It would not be unreasonable to impose a condition on these windows to be fixed shut up to 1.7m above the internal floor levels and to have obscured glazing, to prevent overlooking.
- 4.12 With regards to the Council's light-angles guidance, ground floor to ground floor should be measured at 60 degrees from the closest habitable ground floor room of the neighbours towards the application site. A 45 degree rule from the ground floor habitable room towards the proposed first floor of the site is required. In both cases

the light-angle assessment has been met. It is therefore concluded that the proposal will not result in an unacceptable loss of light to either neighbour.

4.13 Although the extension will project further to the rear than at present the proposal is judged to have an acceptable relationship with the neighbouring properties and would not be overbearing or result in an unacceptable degree of enclosure.

4.14 The applicant has also submitted a daylight assessment in support of their application. This appears largely to have assessed the front elevation, since the rear faces north.

Green networks and infrastructure

Wycombe District Local Plan (August 2019): DM34 (Delivering Green Infrastructure and Biodiversity in Development)

4.15 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.

4.16 In this case, the development has no significant impact upon biodiversity. Given the limited scope of the changes (removal of existing hardstanding and some lawn), enhancement is not considered proportionate.

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.

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 application was acceptable as submitted and no further assistance was required.

7.0 Recommendation

Approve (subject to the following conditions):

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 materials to be used for the external surfaces, including walls, roofs, doors and windows shall be of the same colour, type and texture as those used in the existing building or as stipulated within the submitted scheme, unless the Local Planning Authority otherwise first agrees in writing.
Reason: To secure a satisfactory external appearance.
3. The development hereby permitted shall be built in accordance with the details contained in the planning application hereby approved and plan numbers R355.01, R355.02, R355.03A and R355.04A; 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.
4. Notwithstanding any other details shown on the plans hereby approved, the window(s) and any other glazing to be inserted in the in both flank elevations at first floor and above of the extension/dwelling shall, up to a minimum height of 1.7 metres above finished floor level, be fixed shut (without any opening mechanism) and glazed in obscure glass. The window(s) shall thereafter be retained as such.
Reason: In the interests of the amenity of neighbouring properties.

Informative(s)

1. In accordance with paragraph 38 of the NPPF 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 applicant was provided with pre-application advice.