

Report to East Buckinghamshire Area Planning Committee

Application Number:	PL/20/3571/FA
Proposal:	Change of use to 2 dwelling houses (Use Class C3) with associated alterations including addition of front porches and altered windows and doors (part retrospective)
Site Location:	The Cottage Bookshop, Elm Road, Penn, High Wycombe, Buckinghamshire, HP10 8LB
Applicant:	Mr Daniel Upward
Case Officer:	Emma Showan
Ward affected:	Penn Wood & Old Amersham
Parish Council:	Penn
Valid date:	26 October 2020
Determination date:	15 January 2021
Recommendation:	Conditional Permission

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 This application proposes the change of use of the existing building, a former bookshop (in Use Class A1) to two dwelling houses (Use Class C3). This would be facilitated via internal alterations, the removal of the front bay windows (existing shop front), reduction in the front canopy, and changes to the windows and doors.
- 1.2 The application follows the approval of planning permission PL/19/4278/FA which also proposed the change of use of the existing building to two dwelling houses (Use Class C3). This planning permission has been implemented but works have not been completed. This permission accepted the principle of the development, change of use of the building, and its subdivision to create two residential units.
- 1.3 The current application proposes some changes to the approved scheme and the principle issue for consideration is the impact of these changes compared to the approved scheme. The main changes now proposed are the introduction of two roof lanterns at the rear, which would be on a flat roof and not visible from the public realm; a change to the porch, which is now smaller and of a more

traditional appearance to reflect the historic context better, and the submission of details of a rear privacy screen, which was required under a condition of the previous permission anyway. These are the main elements for consideration under this report.

- 1.4 The application has been called for determination by the Planning Committee following concerns that the design amendments from the original permission, specifically the windows and roof-lights, would impact the Conservation Area and impact on residential amenity and cause a loss of privacy. The windows have been amended since the call-in, to revert back to the same size as existing.
- 1.5 Councillor Waters has called in the application for consideration by the Committee.
- 1.6 The application is recommended for conditional permission.

2.0 Description of Proposed Development

- 2.1 This application relates to a site located in the built-up area of Penn. It concerns a two storey semi-detached building which is located in a row of buildings fronting Elm Road. The building is attached to a Grade II Listed residential dwelling along the north elevation, whilst to the rear and south elevations are other Grade II Listed buildings in residential use. With the exception of Cotters Barn to the rear, properties are predominantly modest in their proportions and are of a mixed character. They have small front gardens facing onto Elm Road. The entirety of the site and this part of Elm Road also lies within a Conservation Area.
- 2.2 The applicant building formerly comprised a bookshop but the shop has ceased trading and the premises are currently empty. This part of Elm Road historically comprised the village high street, although the majority of buildings have since been converted into residential use. Aside from the application site, only two other commercial enterprises exist in this row of buildings, Penn Barn which is in office (B1) Use, and the Antique Shop (A1) Use, which is currently trading as a musical instrument shop.
- 2.3 This application proposes the change of use of the existing building to two dwelling houses (Use Class C3). This would be facilitated via internal alterations, the removal of the front bay windows (existing shop front), reduction in the front canopy, and changes to the windows and doors.
- 2.4 The building would be subdivided into two residential units of roughly equal proportions. Each would have a living room and separate kitchen at ground floor level, a bedroom and bathroom/dressing room at first floor level, and a second bedroom in the existing loft space. The existing flat roof dormers in the rear roof slope would be retained to allow for head space in the loft area. Both dwellings would have small courtyard gardens to the rear and a bin store would be

provided to the front. Neither dwelling would have a driveway or allocated parking.

- 2.5 The application follows the submission and granting of planning permission PL/19/4278/FA which also proposed the change of use of the existing building to two dwelling houses (Use Class C3). This planning permission has been implemented but works have not been completed. The current application proposes some amendments to the granted scheme. These are set out below:
- Introduction of two roof lanterns (one per dwelling) in rear elevation, within the existing two-storey flat roof projection
 - Alterations to the front porch arrangements
 - Changes to the appearance and size of the first floor windows in the front elevation
 - Introduction of a screen to the two storey rear projection
- 2.6 During the course of the application, and in consultation with advice from the Historic Buildings Officer, amended plans have been submitted. These show:
- Reduction in proposed width of first floor front windows; original openings and red brick dressings to be retained
 - Ground floor windows to remain as proposed and approved under PL/19/4278/FA
 - Rear screen increased in height to 600mm, including support batten. Materials to be hardwood balustrade
 - Alterations to front porch; double gable replaced with a hipped pent conjoined porch

3.0 Relevant Planning History

- 3.1 PL/20/3044/NMA - Non Material Amendment to planning permission PL/19/4278/FA (Change of use to 2 dwelling houses (Use Class C3) with associated removal of front bay windows (shop front) and reduction in canopy (shop window roof size) and changes to windows and doors) to allow for installation of roof lanterns, alterations to the front porch canopy and changes to windows; not accepted.
- 3.2 PL/20/2315/CONDA - Application for approval of details reserved by condition 5 on planning permission PL/19/4278/FA. (Change of use to 2 dwelling houses (Use Class C3) with associated removal of front bay windows (shop front) and reduction in canopy (shop window roof size) and changes to windows and doors); condition accepted.
- 3.3 PL/19/4278/FA - Change of use to 2 dwelling houses (Use Class C3) with associated removal of front bay windows (shop front) and reduction in canopy (shop window roof size) and changes to windows and doors; conditional permission.

- 3.4 PL/19/3223/SA - Certificate of Lawfulness for proposed: internal alterations to facilitate change of use to create two dwelling houses (Use Class C3). Insertion of additional door to front elevation and canopy over both doors. Changes to windows to front elevation and doors to front and rear elevations; Certificate refused as the proposal failed to comply with all of the relevant criteria set out under Class M of Part 3 of the Second Schedule of the Town and Country Planning (General Permitted Development) (England) Order 2015.

4.0 Summary of Representations

- 4.1 Objections have been raised by the Parish Council, Chiltern Society and Penn & Tylers Green Residents Society. These are set out in the Appendix of this report.
- 4.2 Four letters of objection have also been received which are summarised below:
- Increase in size of windows would be detrimental to neighbouring amenity
 - Loss of privacy
 - Detrimental impact on Conservation Area
 - Preference for obscure glazing across all windows in rear elevation
 - Concern regarding height of privacy screen
 - Obscurely glazing to be required in rear-facing windows
 - Contrary to Planning Policies
 - No justification for proposed changes to the permission
 - Inaccurate Design & Access Statement
 - Efforts should have been made to reduce the size and overbearing nature of the extension

5.0 Policy Considerations and Evaluation

Development Plan:

- 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.

Other material considerations:

- National Planning Policy Framework (NPPF), February 2019.
- National Design Guidance, October 2019.
- Affordable Housing Supplementary Planning Document (SPD) - Adopted 21 February 2012.
- Chiltern and South Bucks Community Infrastructure Levy (CIL) Charging Schedule.
- Chiltern and South Bucks Townscape Character Study, November 2017.

Principle and Location of Development

Core Strategy Policies:

CS1 (The spatial strategy)

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))

- 5.1 The application site is located in the built-up area of Penn. In accordance with Development Plan Policy S13, in the case of existing shops, existing Class A1 uses should be retained and changes of use or redevelopment for any other purpose will not be permitted, apart from changes of use to residential use, where it can be shown that a retail shop, particularly one selling convenience goods, is no longer commercially viable.
- 5.2 Also of relevance is Development Plan Policy H3 which states that, in built up areas, proposals for new dwellings are acceptable in principle, provided they are compatible with the character of the area by respecting the general density, scale, siting, height and character of buildings in the locality, and the presence of trees, shrubs, lawns and verges.
- 5.3 Furthermore, the site is located within the Penn Conservation Area and adjacent to a number of Listed Buildings. Specifically, it is attached along the north flank elevation to the Grade II Listed dwelling at One Chimney. For this reason, any alterations and extensions will need to preserve and enhance the character and appearance of the Conservation Area with regard to siting, the established pattern of development, density, scale, bulk, height, design and external appearance. In addition, any proposed development cannot have an adverse effect on the setting of the adjacent Listed buildings.
- 5.4 All other relevant Development Plan policies should also be complied with.
- 5.5 This application follows on from the submission and approval of planning permission PL/19/4278/FA which also proposed the change of use of the existing building to two dwelling houses (Use Class C3). This planning permission has been implemented but works have not been completed. The current application proposes some amendments to the granted scheme. These are set out below:
 - Introduction of two roof lanterns (one per dwelling) in rear elevation, within the existing two-storey flat roof projection
 - Alterations to the front porch arrangements
 - Introduction of a screen to the two storey rear projection
- 5.6 The approved application accepted the principle of development and remains extant. Therefore, no new objections can be raised regarding the principle of the development and this application will assess the impact of the proposed changes on the scheme as already granted and under implementation.

Historic environment (or Conservation Area or Listed Building Issues)

Core Strategy Policies:

CS4 (Ensuring that development is sustainable)

CS20 (Design and environmental quality)

CS22 (Chilterns Area of Outstanding Natural Beauty)

Local Plan Saved Policies:

GC1 (Design of development throughout the district)

LB2 (Protection of setting of Listed Buildings throughout the district)

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)

CA3 (Changes of use in Conservation Areas as defined on the Proposals Map)

5.7 It has already been set out that the proposed subdivision of the building benefits from an extant planning permission. In terms of the proposed alterations to the approved scheme, these entail:

- Introduction of two roof lanterns (one per dwelling) in rear elevation, within the existing two-storey flat roof projection
- Alterations to the front porch arrangements
- Introduction of a screen to the two storey rear projection

5.8 The site is located within the Penn and Tylers Green Conservation Area and the host dwelling is attached along one flank elevation to a Grade II Listed Building. Other Grade II Listed buildings are located along this stretch of Elm Road, including to the rear of the application site. As the site directly faces onto Elm Road which is a narrow highway, it is prominent in views and it makes an important contribution to the character of this stretch of road.

5.9 The alterations will be discussed in turn, in terms of their impact on the appearance of the host building and character of the Conservation Area.

5.10 It is proposed to install two roof lanterns (one per dwelling) in the rear elevation, within the existing two-storey flat-roof projection. Given their placement in the rear elevation, they would not be visible from the street scene. Furthermore, they would be of a lower height than the proposed screen that would be erected around the two-storey flat roof projection and therefore the roof lanterns would not be visible from any public vantage points. They are considered to be of an appropriate size and proportions so as not to dominate the rear projection and their low height, below that of the rear screen would mean that they are not intrusive and they would have no impact whatsoever on the appearance of the Conservation Area. The Historic Buildings Officer, who has been consulted on this application, has not objected to their insertion.

5.11 It is also proposed to alter the front porch arrangements. Approved application PL/19/4278/FA allowed for the creation of a porch with a pitched roof that would stretch along the entirety of the front elevation of the building. It was originally proposed to alter the porch to form a double gable arrangement,

however, following consultation with the Historic Building's Officer, this has been amended to a hipped conjoined porch which is considered to be in keeping with the Conservation Area. Indeed, this is a more historic arrangement than the originally granted scheme and is therefore an improvement. It is also smaller than the approved scheme. This element of the proposal is now considered to be acceptable to the Historic Buildings Officer.

- 5.12 Fenestration alterations were also proposed. The front ground floor and all of the rear windows will remain as approved under application PL/19/4278/FA and subject to the same conditions (where relevant). It was proposed to alter the appearance and size of the first floor windows in the front elevation. The originally proposed varied windows would have been increased in size, however, again in consultation from the Historic Building's Officer, the Applicant has agreed a reduction in the first floor window width and to retain the original first floor window openings and red brick dressings, ensuring that the development would preserve and enhance the character of the Conservation Area. This is considered to be acceptable.
- 5.13 A condition of the earlier application was to install a screen around the perimeter of the two storey rear projection to reduce intrusion and protect the amenities of neighbouring properties. Details of this screen have been provided as part of this application. The screen is proposed to be erected to a height of 600mm, including support battens. It would take the form of a timber balustrade and would be comprised of closely spaced dark stained brown hardwood, as per the recommendations of the Historic Buildings Officer. The Historic Buildings Officer has confirmed that the design/materials of the screen are acceptable, given its prominent location at first floor level in the Conservation Area.
- 5.14 On balance, and taking into the cumulative impact of the proposed amendments to the originally approved scheme, it is considered that the proposed changes would have an acceptable impact on the appearance of the dwelling and would not detract from the character of the Conservation Area. It is further noted that the Conservation Officer is supportive of the amended plans. The proposal is therefore considered to be compliant with the requirements of Local Plan policies GC1, H3, CA1, CA2 and LB2 of The Chiltern District Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) Consolidated September 2007 & November 2011 and the provisions of the NPPF which seek to protect against the loss of heritage assets.

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)

- 5.15 The previous application PL/19/4278/FA was considered to be acceptable, subject to the provision of a screen atop the second storey flat roof projection to prevent intrusion into Cotters Barn, and subject to the first floor windows in the rear elevation being subjected to a condition requiring that they remain obscurely glazed and non-opening. No changes are proposed to these windows, in terms of their size, appearance or placement, and so no objections are raised now, although these windows in the rear elevation would be subject to the same conditions attached under application PL/19/4278/FA to ensure that an acceptable level of amenity is maintained for the occupiers of Cotters Barn to the rear.
- 5.16 Again, the proposed changes to the approved scheme will be taken in turn in order to assess whether they would result in a detrimental impact on any neighbouring amenities.
- 5.17 The two roof lanterns would be inserted in the rear elevation where their siting would be such that they would be obscured from view from all neighbouring windows by the inclusion of the proposed screen that would be sited at the perimeter of the two-storey flat-roof projection. The proposed screen would be of a taller height than the height of the proposed roof lanterns. Furthermore, as the lanterns would be inserted at roof level, the angle of vision from the windows would be such that future occupiers of the dwellings would not have direct views into any neighbouring properties, irrespective of the erection of the proposed screen. The roof lanterns are therefore considered to be acceptable in terms of preventing loss of neighbouring amenity.
- 5.18 The changes to the front porch arrangement would result in a reduction in the amount of built form at the front of the site. Given the nature of the proposed changes to the front porches, it is considered that the amendments would not have a detrimental impact on any neighbouring amenities. The proposed hipped pent conjoined porch is not considered to be overbearing or intrusive.
- 5.19 Changes to the first floor windows were also proposed. It was originally proposed to enlarge these as part of this application and it is noted that concerns were raised by neighbours that this would lead to an increase in intrusion to the properties across the road from the development site. Following concerns raised by the Historic Buildings Officer in relation to the loss of the red pressed brick dressings which surround the first floor windows, the Applicant has agreed to retain the first floor window openings and reduce the width of the windows to being two-pane in width, as initially approved. This is considered to be an acceptable solution that both retains the appearance of the building in the Conservation Area and retains an acceptable level of amenity for adjacent neighbouring properties.
- 5.20 A condition of application PL/19/4278/FA sought to secure protection for the amenities of the occupiers of Cotters Barn by way of the erection of a screen to

act as a barrier atop the second floor flat roof. This screen would be erected along both the rear and side elevations of the flat roof. The submitted details and plans show that this screen would comprise closely-spaced hardwood balustrades to a height of 600mm, including the supporting battens. In addition, images (visible on public access as 'additional information' have been provided that illustrate that the height of the screen is such that, when viewed from the existing rear dormer windows, the first floor windows at Cotters Barn would not be visible to future occupiers of The Bookshop and amenity levels would be sufficiently secured. Although the dormer windows would remain visible from Cotters Barn, it is noted that these dormers are in situ at present, and the angle of visibility between these dormer windows and the windows at Cotters Barn is indirect. It is therefore considered that the proposed height and materials of the screen are acceptable in order to maintain an acceptable level of amenity for the occupiers of Cotters Barn.

- 5.21 The other aspects of the proposal, namely the nature, appearance and siting of the windows in the rear elevation and ground floor front windows will remain as approved under application PL/19/4278/FA and subject to the same restrictive conditions were necessary. No extensions are proposed under this application and the amenity levels of future occupiers will remain as approved. For these reasons, no objections are raised with respect of loss of neighbouring amenities and the provisions of Policy GC3 of The Chiltern District Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) Consolidated September 2007 & November 2011.

Transport matters and parking

Core Strategy Policies:

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

Local Plan Saved Policies:

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

TR16 (Parking and manoeuvring standards throughout the district)

- 5.22 No changes are proposed to the highway or parking arrangements for the two residential units, and the arrangements will remain as approved under application PL/19/4278/FA which remains extant. No objections are therefore raised in respect of parking or highway access at the development site.

6.0 Weighing and balancing of issues / Overall Assessment

- 6.1 The application follows the submission and granting of planning permission PL/19/4278/FA which also proposed the change of use of the existing building to two dwelling houses (Use Class C3). This planning permission is extant and has been implemented but works have not been completed. This latest application

proposes a number of changes to the approved scheme, relating to the external appearance of the building. These changes have been reviewed in association with the Historic Buildings Officer and are considered to be acceptable, in terms of their impact on the appearance of the building, maintenance of the character of the Conservation Area, and protection of neighbouring amenities. On balance, it is considered that the proposed changes are acceptable and compliant with the planning policies set out in The Chiltern District Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) Consolidated September 2007 & November 2011, Core Strategy for Chiltern District - Adopted November 2011 and the NPPF. The application is therefore recommended for approval, subject to compliance with the conditions set out in the decision notice.

- 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 the development plan policies.
- 6.4 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.

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 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.

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. The proposed development shall be erected in accordance with the external facing and roofing materials and details of the hard landscaping set out in the Design and Access Statement dated 17 December 2020 and submitted to the Local Planning Authority on 17 December 2020. The works shall be carried out in accordance with these details, unless alternative details have first been agreed in writing by the Local Planning Authority.
Reason: To ensure that the external appearance of the development is not detrimental to the character of the locality in compliance with Policies GC1, H3, CA1, CA2 and LB2 of The Chiltern District Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) Consolidated September 2007 & November 2011.
3. Before the first occupation of the dwellings hereby permitted the windows at first floor level in the rear elevations shall be fitted with obscured glazing and any part of the windows that are less than 1.7 metres above the floor of the room in which it is installed shall be non-opening. The windows shall be permanently retained in that condition thereafter.
Reason: To protect the amenities and privacy of the neighbouring property in line with Policy GC3 of The Chiltern District Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) Consolidated September 2007 & November 2011.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order, with or without modification), no windows/dormer windows other than those expressly authorised by this permission, shall be inserted or constructed at any time in any of the elevations of the dwellings hereby permitted.
Reason: To protect the amenities and privacy of the neighbouring properties and to maintain the character of the Conservation Area in accordance with Policies CA1, CA2

and GC3 of The Chiltern District Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) Consolidated September 2007 & November 2011.

5. The development shall be erected in accordance with the Construction Traffic Management Plan and details approved by the Local Planning Authority on 14 September 2020 in relation to application PL/20/2315/CONDA. The works shall be carried out in accordance with these details, unless alternative details have first been agreed in writing by the Local Planning Authority.

Reason: To minimise danger and inconvenience to highway users.

6. Prior to the initial occupation of each of the residential units, screens shall be erected along the first floor flat roof to the rear of the building. The screens shall be erected in accordance with the plans and details (set out within Design and Access Statement dated 17 December 2020) and approved under this planning application and shall thereafter be permanently retained in that condition.

Reason: To protect the amenities and privacy of the neighbouring property in accordance with Policy GC3 of The Chiltern District Local Plan Adopted 1 September 1997 (including alterations adopted 29 May 2001) Consolidated September 2007 & November 2011.

7. The roof area over the rear two-storey flat roof projection shall not be used as a balcony, roof garden, sitting out area or any similar amenity area.

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 & November 2011.

8. 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>
17 Dec 2020	219.032-1 Rev K

INFORMATIVE(S)

1. 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

Councillor Waters: I would like the application called in for decision by the Planning Committee if the Officer recommendation is for Approval. I am concerned about the design amendments from the original application including the windows and roof-lights, particularly the impact within the conservation area, impact on residential amenity and loss of privacy.

Parish Council Comments

Strong concern. The Historic Buildings Officer should be consulted. We are concerned the fenestration changes do not fit in with the Penn Conservation Area and the amended development creates overlooking issues for properties opposite and to the rear.

Consultation Responses

Building Control Officer: The access for the fire service is satisfactory to Part B5 of the Building Regulations. However, the ground floor open plan arrangement will not be acceptable without further fire precautions to comply with Part B1 of the Building Regulations. This is likely to require in each plot; a sprinkler system to cover the open plan living areas, 30-minute fire doors to separate the kitchens, a fire escape compliant window in the first floor bedrooms and a fire door to separate ground/first floor stairs from the access route to the bedroom escape window from the upper floors.

Highway Officer: I note the Highway Authority has previously provided comments for this site under application number PL/19/4278/FA which, in a response dated the 31st January 2020, the Highway Authority had no objection.

Due to the similarity with the previous application, I consider that the application does not propose a material difference in highway terms and the principle of development remains the same. As such, I would like to reiterate comments made in that application, which I have repeated below for clarity:

“Elm Road is an unclassified road subject to a 30mph speed limit. This application seeks permission for the change of use from Use Class A1, currently a local bookshop, to Use Class C3 for two dwellings.

When considering trip generation, I would expect the lawful/historical use of the site to generate vehicular movements in excess of the two dwellings. Therefore, I do not consider the development to result in an intensification of the site.

I note from the submitted plans that this is proposed as a ‘car-free’ development. Within the surrounding vicinity there is access to a range of local amenities. The closest bus stop is located within 100m walking distance, providing a limited service to Hazlemere, Beaconsfield and Loudwater. Whilst this is not ideal, as the proposals would not lead to an intensification of the site, I am not in a position to justify this as a reason for refusal alone. I trust the Local Planning Authority will consider this aspect of the proposals.”

Mindful of the above, I have no objection to the proposed development and no conditions to include in this instance.

Historic Buildings Officer: The Cottage Bookshop is an historic vernacular property lying within the Penn and Tylers Green Conservation Area. It is of two stories, is constructed from local brick and has a steeply pitched slate roof. The building has seen many changes over the years, and very little of any historic interest survives within the building. The creation of the shopfront in the past has removed any original fabric from the ground floor – an archive photo of which survives and shows similar window openings to those visible on the top floor.

In terms of the present proposal, whilst the principle of residential conversion is acceptable, there are issues regarding the details. For example, the property features red pressed brick dressings around the windows. If the windows on the upper floors were to be widened, this feature would be obliterated and would be difficult to reproduce; the original size and shape of the windows would be lost.

Whilst the creation of two new front doors facing onto the street is acceptable, the changes to the windows are not. Following on from guidance contained within the NPPF (para 200), the opportunity for new development to reinstate lost material should be harnessed, and the original form of the windows, complete with their reinstated red pressed brick surrounds, should be recreated. This would preserve and enhance the character of the conservation area. This applies to the rear windows also where changes to the fenestration afford opportunities to reinstate the small paned windows to all floors.

As regards the rear dormer, the use of upvc screening is not at all acceptable – a timber balustrade, around which a vine or other creeping shrub e.g. wisteria could be grown to create the necessary degree of screening would be a better alternative. Details of such a structure could be secured via a planning condition. Given the unregularised nature of the dormer to the attic storey, it would be worthwhile to agree some superior materials for this structure – e.g. hardwood timber weatherboarding and a seamed metal roof – this material could also apply to the flat-roofed section beneath the dormer.

Some improvements to the front porch structure would also be appropriate – a hipped pent conjoined porch would be preferable to the odd double gable which is proposed at the moment. Other items such as the need for natural timber doors and windows, plus window section details, could also be secured via planning conditions.'

Comments in relation to the amended plans: Yes, I am in agreement with the amendments.

Representations

Amenity Societies/Residents Associations

Comments of Chiltern Society: I write on behalf of the Chiltern Society, which has some 6,500 members in the Chilterns. We volunteers care for the Chilterns and share our extensive local knowledge. We support increased building density in towns and villages and

are keen to provide more compact housing near transport. However, this development is increasing housing at the expense of and to the detriment of the Conservation Area and should be reconsidered.

One additional concern is that amendments to the plans have been lodged without sufficient neighbour notification.

There is nothing that can be done at this property that will not affect at least one neighbour as the property is already overdeveloped by reason of the unsightly two storey extension at the rear which is out of sympathy with the area and should quite simply not be there.

The 2 major alterations to the already passed plans which should be refused are these. The increase in the size of the front windows.

To enlarge these will spoil the look of the front which should be maintained as it shows its history. It will also increase the view that the occupants will have of the opposite houses which is unfair on those householders.

The addition to extension as per the Privacy Screen and the Clear Glass Lanterns. These will do nothing to improve the building from the outside, but will draw attention to the monstrosity that it is.

It is a great pity that the Architect has not considered the importance of the conservation area and made improvements that would benefit future owners and the existing neighbours. Efforts should have been made to reduce the size and overbearing nature of the extension in the first place. I would like to think that the developer might have a change of heart and think of the Conservation Area and the importance of the centre of Penn for future generations and settle for less profit and amend the plans to make a building that can live in peace with the neighbouring equally important and more important and listed buildings.

Penn & Tylers Green Residents Society: We echo many of the complaints about this application already made by neighbouring residents. After repeated applications we have ended up with a radically altered cottage in the heart of the Conservation Area and surrounded by listed buildings, which bears very little resemblance either to the shop or to the earlier cottage. A modest adaptation of the shop into a single house or premises which respected its situation and its origins would have been acceptable, but here we have lost all touch with the original building.

It surely cannot be argued that these changes have either conserved or enhanced the Conservation Area as they are required to do and they will have a negative impact on the setting of the adjacent listed buildings.

Apart from their unsuitable appearance, the proposed window schemes bring increased overlooking on neighbours at both front and back.

A condition of planning application PL/19/4278/FA was the recognised need to place screens on the first-floor flat roof to protect the amenities and privacy of the neighbouring property, Cotters Barn, caused by the unobscured glazing on the dormer windows at second floor level. It is not possible with this application to imagine that the proposed screen, standing at a height of 450mms (18inches), will achieve that requirement. The small photograph shown in the Design & Access Statement is not sufficient to determine the appropriateness of the privacy screen material. There is no visual representation of it in situ on an existing site.

Although the drawn plans show otherwise, the proposed screen is of course lower than the height of the lantern roof lights which is given as 508mm. The design of these roof lights appears unnecessarily bulky when there are versions available which achieve a similar aim, are less visible and should produce less light glare to neighbouring properties.

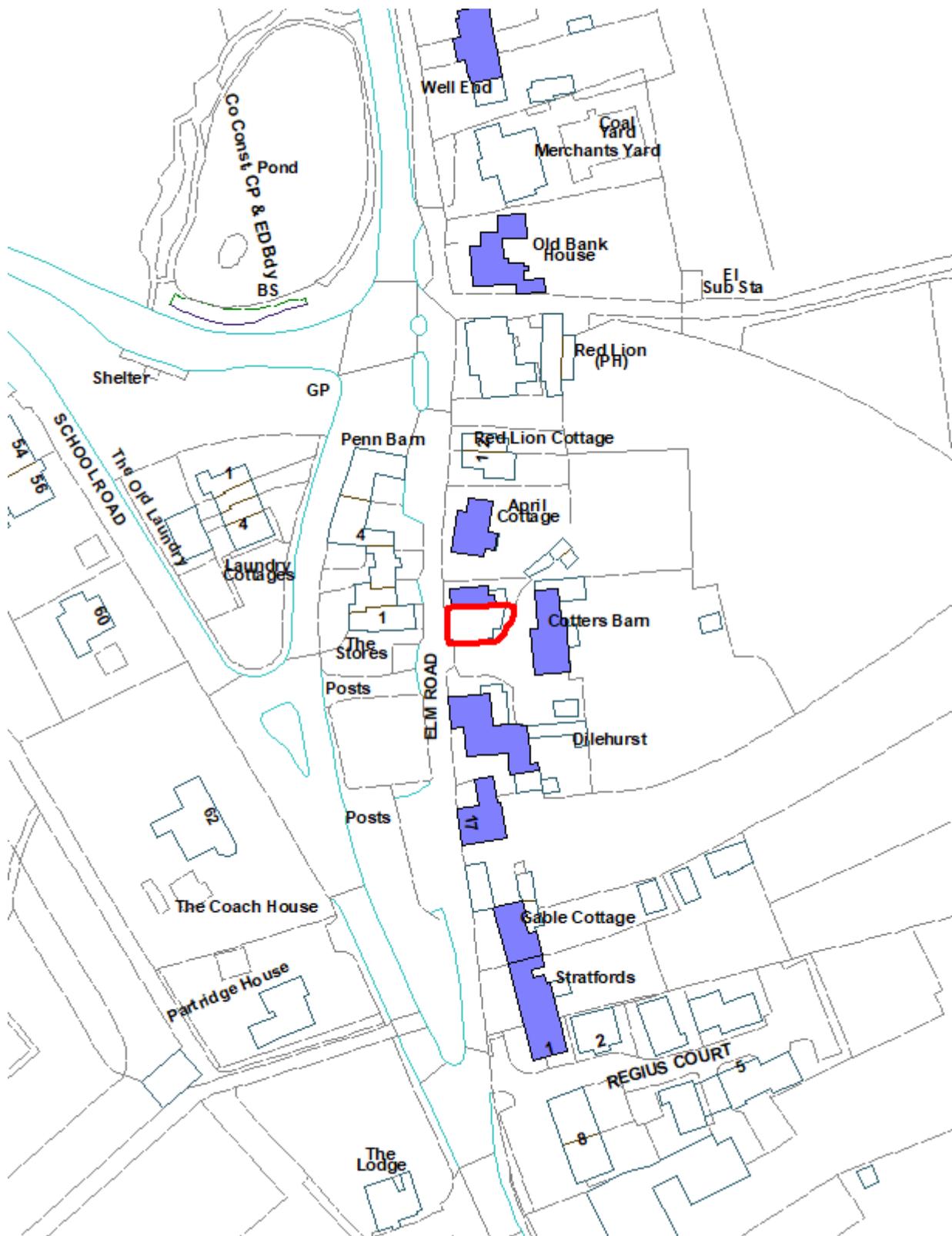
We expect you will wish to seek the Historic Buildings Officer's opinion on this application.

Other Representations

Four comments have been received objecting to the proposal:

- Increase in size of windows would be detrimental to neighbouring amenity
- Loss of privacy
- Detrimental impact on Conservation Area
- Preference for obscure glazing across all windows in rear elevation
- Concern regarding height of privacy screen
- Obscurely glazing to be required in rear-facing windows
- Contrary to Planning Policies
- No justification for proposed changes to the permission
- Inaccurate Design & Access Statement
- Efforts should have been made to reduce the size and overbearing nature of the extension

APPENDIX B: Site Location Plan



Do not scale – this map is indicative only

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