



Report to West Area Planning Committee

Application Number:	20/08250/FUL
Proposal:	Householder application for construction of single storey side extension incorporating conversion of garage to habitable accommodation and creation of attached garage to front
Site Location:	4 Salisbury Close Princes Risborough Buckinghamshire HP27 0JF
Applicant:	Mr Scott Penney & Mrs Stephanie Penney
Case Officer:	Heather Smith
Ward(s) affected:	The Risboroughs
Parish-Town Council:	Princes Risborough Town Council
Date valid application received:	3rd December 2020
Statutory determination date:	28th January 2021

Recommendation

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 This application seeks full planning permission for the construction of a single storey side extension, incorporating the conversion of an existing garage to habitable accommodation and the creation of attached garage to front.
- 1.2 This proposal will have no adverse effect upon the character and appearance of the host dwelling or the character of the surrounding area.
- 1.3 This proposal will have no adverse effect upon the amenities of adjacent residents, highway safety or biodiversity.
- 1.4 This application has been referred to the Planning Committee for determination in accordance with the constitution as the applicant is a Principal Development Management Officer at Buckinghamshire Council (Wycombe Area).
- 1.5 Recommendation – approval.

2.0 Description of Proposed Development

- 2.1 Number 4 is a two storey, semi-detached dwelling house, situated on the south eastern side of Salisbury Close, Princes Risborough.
- 2.2 The surrounding area is predominantly residential and is situated within the Princes Risborough Settlement Boundary.
- 2.3 This householder application seeks planning permission for the erection of a single storey side extension, onto the north eastern elevation of the dwelling. The proposed extension will also attach onto the existing garage structure at the rear.
- 2.4 Thereafter, the existing garage will be converted into habitable accommodation, comprising a utility area, W.C, study and a play room. A single garage will be created at the front of the proposed extension.
- 2.5 The application is accompanied by an Ecology and Trees Checklist.

3.0 Relevant Planning History

- 3.1 None.

4.0 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), DM39 (Managing Flood Risk and Sustainable Drainage Systems)

DSA: DM1 (Presumption in favour of sustainable development)

- 4.1 The application site is situated within an established residential area. This proposed development is of a form commonly found within residential areas. As such, this proposal is acceptable, in principle.

Transport matters and parking

Adopted Wycombe District Local Plan (August 2019): DM33 (Managing Carbon Emissions, Transport and Energy Generation)

Other Guidance: Buckinghamshire Countywide Parking Guidance (2015)

- 4.2 In accordance with the Buckinghamshire Countywide Parking Guidance, the optimum number of off street car parking spaces required for the enlarged property is 3. The submitted plans show that the proposed development would provide 2 off street spaces.
- 4.3 The plans indicate that a small garage/bike store would be created at the side of the property. This structure has an internal measurement of approximately 2.4 x 4.6 metres. As such, it is too small to be counted as a parking space. The current BCPG states that a garage space should measure 3 x 6 metres, internally.
- 4.4 There is space to the front of the dwelling that could provide additional on-site parking should the applicant need the space in the future. Although Salisbury Close is a quiet residential road with unrestricted on-site parking.
- 4.5 It is therefore considered that the shortfall of one off street parking space could be accommodated on-street if required. As such this proposal will not result in any loss of highway safety or cause inconvenience to other users of the highway.

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).

- 4.6 The submitted plans show that the proposed structure will be sited behind the main front elevation of the dwelling and will incorporate a flat roof, with a dummy pitch at the front. A pair of double timber (or timber Upvc) doors will be installed on the front elevation of the proposed store and all other materials will match those existing.
- 4.7 The proposed structure will have a similar appearance as the existing garage at the adjacent dwelling (No.6 Salisbury Close) and a number of other properties in the immediate area.
- 4.8 This proposal will have no adverse effect upon the character of the surrounding area or the visual amenities of the street scene.

Amenity of existing and future residents

Wycombe District Local Plan (August 2019): DM35 (Placemaking and Design Quality) DM36 (Extensions and Alterations to Existing Dwellings)

Householder Planning and Design Guidance (2020).

- 4.9 The adjacent dwelling at No. 6 Salisbury Close has two side windows which face across the application site. However, the proposed side extension will not encroach over these windows and therefore, will not result in a loss of amenity.
- 4.10 It is considered that this proposal complies with the Council's light angle guidance light and will not cause harm to the residential amenities of the neighbouring residents.

Flooding and drainage

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

- 4.11 The application site is not situated within a flood risk zone 2 or 3.
- 4.12 The site is not in an area of ground or surface water flooding and there is no watercourse within the site boundary. It is therefore considered that the site is not in an area at risk of flooding and the development will not result in any additional risk to flooding on the site or in the local area.

Ecology

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

DSA: DM13 (Conservation and enhancement of sites, habitats and species of biodiversity and geodiversity importance), DM14 (Biodiversity in development)

- 4.13 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
- 4.14 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.

4.15 In this case, the extension is to be sited on an area of existing hardstanding and would not have a negative impact upon biodiversity or green infrastructure. Given the limited scope of the proposal, 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 applicant/agent was requested to provide details of the proposed double doors to the store. The applicant/agent complied and no further assistance was required.

7.0 Recommendation

Grant permission, subject to the following conditions and reasons:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (As amended)

2. The development hereby permitted shall be built in accordance with the details contained in the planning application hereby approved and plan numbers 1; SK20/17/1; SK20/17/2 and SK20/17/3, unless the Local Planning Authority otherwise first agrees in writing.

Reason: In the interest of proper planning and to ensure a satisfactory development of the site.

3. The materials to be used for the external surfaces, including walls, roofs, doors and windows shall be of the same colour, type and texture as those used in the existing building, or as otherwise specified in the approved details, unless the Local Planning Authority otherwise first agrees in writing.

Reason: To secure a satisfactory external appearance

4. The scheme for parking and manoeuvring indicated on the submitted plans shall be laid out prior to the initial occupation of the development hereby permitted and that area shall not thereafter be used for any other purpose.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

INFORMATIVE (s)

1. In accordance with paragraph 38 of the NPPF2 Buckinghamshire Council approach decision-taking in a positive and creative way taking a proactive approach to development proposals focused on solutions and work proactively with applicants to secure developments. Buckinghamshire Council work with the applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applications/agents of any issues that may arise in the processing of their application.

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