



Report to West Area Planning Committee

Application Number:	20/08072/FUL
Proposal:	Householder application for construction of two storey side extensions and single storey rear extension, roof alterations to create partial flat roof and second floor accommodation with rear facing balcony and associated external alterations
Site Location:	165 Blind Lane Flackwell Heath Buckinghamshire HP10 9LE
Applicant:	Mr Robert Griffiths
Case Officer:	Ian Zabala-Beck
Ward(s) affected:	Flackwell Heath, Little Marlow & SE
Parish-Town Council:	Chepping Wycombe Parish Council
Date valid application received:	23rd November 2020
Statutory determination date:	18th January 2021
Recommendation	Application Refused

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 This application follows a refused application, reference: 20/06469/FUL, for works including: construction of part single, part two storey rear and side extensions, second floor side balcony in connection with loft conversion, single storey front garage extension, roof alterations including replacement of pitched roof with crowned flat roof to main dwelling, insertion of rooflights and associated external alterations.
1. The main differences between the applications are;
 2. The removal of the garage to the front
 3. Crown roof configuration
 4. Side wings are stepped back from existing dwelling by 0.45m (approx.)
 5. Introduction of an additional rear balcony on the 3rd floor
- 1.2 The agent has been made aware that the changes have not overcome the reasons for refusal of scale, massing and roof design. Therefore the application is recommended for REFUSAL.
- 1.3 Cllr Watson has called in the application for consideration by committee as he considers it a reasonable development given its surroundings.

2.0 Description of Proposed Development

- 2.1 This detached two storey property is located on the western side of Blind Lane 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 This application seeks permission for the construction of two storey side extensions and single storey rear extension, roof alterations to create partial flat roof and second floor accommodation with rear facing balcony and associated external alterations.
- 2.3 The application is accompanied by:
 - a) Design and Access Statement
 - b) Ecology and Tree Checklist

3.0 Relevant Planning History

- 3.1 Insert relevant planning history for the site:

Reference	Development	Decision	Decision Date
98/07395/RCDN	Removal of cond 3 & 4 (Agricultural Use and Occupancy conditions) on P/P WR/605/53	NCOND	6 January 1999
20/06469/FUL	Householder application for construction of part single, part two storey rear and side extensions, second floor side balcony in connection with loft conversion, single storey front garage extension, roof alterations including replacement of pitched roof with crowned flat roof to main dwelling, insertion of rooflights and associated external alterations	REF	28 September 2020

4.0 Policy Considerations and Evaluation

The key issues in this case are:-

- a) The impact of the proposal on the character and appearance of the original property and the area in general.
- b) The impact of the proposal on the residential amenities of neighbouring dwellings.
- c) The impact of the proposal on local highway conditions with regards to access and parking.

Principle and Location of Development

Adopted Wycombe District Local Plan (August 2019): CP1 (Sustainable Development), CP9 (Sense of Place), DM33 (Managing Carbon Emissions, Transport and Energy

Generation), DM35 (Placemaking and Design Quality), DM36 (Extensions and Alterations to Existing Dwellings)

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

Additional Guidance:

Buckinghamshire County Parking Guidance

Householder Planning and Design Guidance

- 4.1 This is a residential area where the principle of development is generally accepted providing it conforms to policy and guidance.
- 4.2 The character and appearance of the area is mainly made up of detached chalet bungalows and bungalows with the exception of the application site, 167 (immediate neighbour) & 204 Blind Lane which are two storey.
- 4.3 The property is highly visible upon approach up from Blind Lane, due to no neighbouring properties and across the road with the junction of Wilfrids Wood Close, where the increased depth and width and flat roof, will be clearly visible.
- 4.4 The vast flat roof has been increased and is not typical of the area. The added bulk and mass would give an overbearing presence to the street scene and is considered harmful to the character and appearance of the area.
- 4.5 The agent has suggested that there are similar flat roofs within the area, however it cannot be demonstrated that such flat roofs within the immediate or wider area exist, and that this proposal would be an alien addition.
- 4.6 The proposed development, by virtue of its design, scale, massing & appearance fails to respect the local context and the character and appearance of the surrounding area. It is therefore contrary to Policies DM 35 & 36 of the adopted Local Plan.

Transport matters and parking

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

- 4.7 When assessed against the Buckinghamshire Countywide Parking Guidance the development should provide an optimum level of parking of 3 spaces.
- 4.8 Although no parking plan has been submitted, the front driveway can easily accommodate 3 vehicles.

Raising the quality of place making and design

DM35 (Placemaking and Design Quality), DM36 (Extensions and Alterations to Existing Dwellings) and Householder Planning and Design Guidance.

- 4.9 The proposed design is incongruous to the existing dwellinghouse and does not marry in well. The proposal introduces two large two storey side wings (widths: 3.85m and 2.95m), which are set back from the front elevation (width: 9m) by approximately 0.45m but are not set down from the existing property creating an overly large roof span, the resultant frontage will have a total width of approximately 15.8m, which completely detracts from the modest existing dwelling. Thus the roof design, due to the expanded width and depth, has created an increased mass of flat roof, even greater

than the refused application, from 57sqm to over 60sqm, which indicates that poor design still remains and a continued over development of the site. The large kitchen extension of over 14 metres in depth by 4.1m wide is excessive for a single storey rear extension, and gives a total measurement of over 20m from the front of the property to the rear.

- 4.10 When viewed from the rear elevation, the poor design of the squared flat roofscape is clearly visible, this elevation also includes the 2nd floor balcony, the rear elevation therefore clearly demonstrates the overdevelopment of the property.
- 4.11 The combination of all these extensions is excessive, incongruous, overbearing and an overdevelopment of the property, and against policy and guidance. The agent has failed to demonstrate that any reasons for the previous refusal has been addressed in this application.
- 4.12 The proposed development, by virtue of its design, massing, scale and appearance fails to respect the character and appearance of the existing property. It is therefore contrary to Policies DM 35 & 36 of the adopted Local Plan.

Amenity of existing and future residents

DM35 (Placemaking and Design Quality), DM36 (Extensions and Alterations to Existing Dwellings) and Householder Planning and Design Guidance.

- 4.13 This property is the last property within a ribbon of development and therefore has only one neighbour to northern boundary. The rear boundary has views over the Green Belt and beyond the southern boundary is a paddock.
- 4.14 The side elevation towards No.167 has two windows serving two en-suites. The rear elevation introduces two windows and a central balcony, one window serving an ensuite, the other is unknown as the plan has not labelled this room and the balcony serves the master bedroom all within the roof space. The introduction of the rear balcony will provide much wider panoramic views of the countryside beyond the side and rear boundary and towards the private amenity space of No.167. The proposed development will therefore cause adverse privacy issues towards this neighbour.
- 4.15 This is an additional reason for refusal to that of the refused application which demonstrates that the proposal is a design in the wrong direction.
- 4.16 The proposal would result in an unacceptable degree of overlooking to No.167 from the rear second floor balcony to the detriment of the residential amenities of the occupiers of that property and is therefore contrary to Policy DM36 of the adopted Local Plan.

Ecology

DM34 (Ecology and Biodiversity)

- 4.17 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.
- 4.18 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.

- 4.19 The proposed extension will be within an area of garden which is currently laid to lawn and hardstanding, however a small tree will need to be removed, if the development were to go ahead a condition could be imposed to require that the development provided a net gain in biodiversity through ecological enhancements.

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, except for DM35 and DM36.
- 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 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 updated of any issues after the initial assessment of the site. The applicant was informed/ advised how the proposal did not accord with the development plan, that no material considerations are apparent to outweigh these matters.

7.0 Recommendation

Application Refused

Subject to the following conditions and reasons:-

1. In the opinion of the Local Planning Authority, the proposed development by virtue of its height, significant footprint, size, massing and its inharmonious and competing relationship with the host and neighbouring dwellings, represents an incongruous, alien, discordant and

strident form of development that would result in the over-developed appearance of the site and would be detrimental to the visual amenities of the application site and the surrounding locality.

As such, the proposal would be contrary to Policies DM35 (Placemaking and Design Quality) and DM36 (Extensions and Alterations to Existing Dwellings) of the Wycombe District Local Plan Adopted August 2019 and the Householder Planning and Design Guidance Supplementary Planning Document Adopted January 2020. The above policies are considered to accord with the National Planning Policy Framework (NPPF).

2. In the opinion of the Local Planning Authority, the proposed roof extension, due to its bulky design, would visually dominate this section of Blind Lane. The proposal would thus, appear incongruous and be detrimental to the character and appearance of the area.
The proposal is therefore contrary CP1 (Sustainable Development), CP9 (Sense of Place), DM20 (Matters to be Determined in Accordance with The National Planning Policy Framework), DM35 (Placemaking & Design Quality), DM36 (Extensions & Alterations to Existing Dwellings) of the Local plan (2019) and The Householder Planning and Design Guidance SPD (Adopted 2020)
3. The proposal would result in an unacceptable degree of overlooking to No.167 from the rear second floor balcony to the detriment of the residential amenities of the occupiers of that property.
The proposal is therefore contrary CP1 (Sustainable Development), CP9 (Sense of Place), DM20 (Matters to be Determined in Accordance with The National Planning Policy Framework), DM35 (Placemaking & Design Quality), DM36 (Extensions & Alterations to Existing Dwellings) of the Local plan (2019) and The Householder Planning and Design Guidance SPD (Adopted 2020)

Informative(s)

- 1 In accordance with paragraph 38 of the NPPF (2019) Buckinghamshire Council (BC) 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. BC 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 assessment of the site. The applicant was informed/ advised how the proposal did not accord with the development plan, that no material considerations are apparent to outweigh these matters.

APPENDIX A: 20/08072/FUL

Consultation Responses and Representations

Councillor Comments

Councillor D Watson - Given the location of this property on the outskirts of the Flackwell Heath village and with green space on two sides of the property, this revised proposal seems reasonable and should be approved. Should officers be minded to refuse this application, it is requested that this application comes before the Planning committee for determination and that it would be the subject of a site visit.

Parish/Town Council Comments

Chepping Wycombe Parish Council

Comments: CWPC do not object to this application but would like it noted that we have some concern over the access to the rear garden. We would also like to refer the Case Officer to our previous comment querying whether there should be a fire escape from the master bedroom.

Consultation Responses

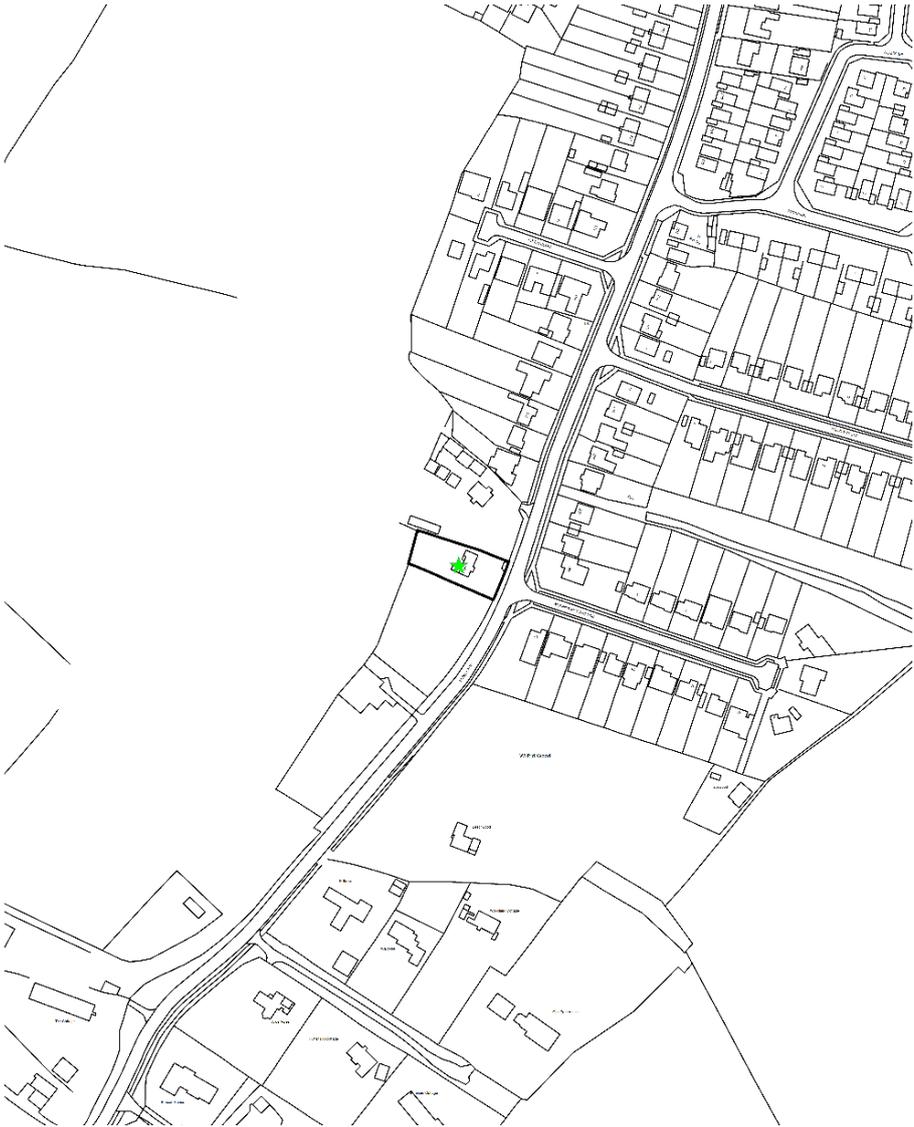
None received.

Representations

None received.

APPENDIX B: Site Location Plan

20/08072/FUL
Scale 1/2500



Planning Committee
© Crown Copyright and database rights 2020.
Ordnance Survey 100062456

Site photographs

Front elevation – side boundary with paddock



Front elevation – side boundary with No.167



Front elevation



Front elevation from Wilfrids Wood Close



View from Blind Lane



View opposite the site

