



Report to East Area Planning Committee

Application Number:	PL/21/2300/FA
Proposal:	Single storey rear extension
Site location:	Little Croft, 168 Amersham Way, Little Chalfont, Buckinghamshire, HP6 6SG
Applicant:	Martin Tett
Case Officer:	Alex Wilson
Ward affected:	Chess Valley
Parish-Town Council:	Little Chalfont Parish Council
Valid date:	17 June 2021
Determination date:	24 September 2021
Recommendation:	Conditional Permission

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 This application seeks permission for a single storey rear extension.
- 1.2 The application is before Committee as the applicant is a Councillor; therefore the application is required to be put forward to the Committee as per the procedures of the Constitution.
- 1.3 The recommendation for the proposal is to grant conditional permission.

2.0 Description of Proposed Development

- 2.1 This application seeks permission for a single storey rear extension.
- 2.2 The single storey rear extension would attach to the southern elevation of the main dwelling in situ of the existing rear conservatory. The extension would feature a flat roof incorporating three rooflights and patio/bifold doors along the rear elevation. The extension would approximately measure 8.7 metres in width, 4.2 metres in depth and a roof ridge height of 3.6 metres.

3.0 Relevant Planning History

- 3.1 CH/1975/0527/FA – 25.04.1975 – First floor flat roof extension – Refuse Permission
- 3.2 CH/1975/1176/FA – 10.10.1975 – Extension to existing dwelling house to form enlarged garage and additional bedroom over – Withdrawn

3.3 CH/1998/1618/FA – 20.11.1998 – Single storey rear extension – Conditional Permission

3.4 CH/1999/1708/FA – 10.12.1999 – Single storey front extension - Conditional Permission

4.0 Summary of Representations

4.1 None received at the time of preparing this report.

5.0 Policy Considerations and Evaluation

National Planning Policy Framework (NPPF)

National Design Guidance, October 2019

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

Buckinghamshire Parking Guidance September 2015

Chiltern and South Bucks Community Infrastructure Levy (CIL) Charging Schedule

Principle and Location of Development

Core Strategy Policies:

CS4 (Ensuring that Development is Sustainable)

CS20 (Design and Environmental Quality)

Local Plan Saved Policies:

GC1 (Design of development throughout the district)

H13 (Extensions to dwellings in the built-up areas excluded from the Green Belt and in Policy GB4 and GB5 in the Green Belt)

5.1 The application site relates to a two storey detached dwellinghouse located to the southern side of Amersham Way, which is a residential road. The existing dwelling is characterised with a part hipped, part gable ended roof and rendered elevations. The dwellinghouse also features flat roofed front and rear dormers.

5.2 The site is not located in the Green Belt, Area of Outstanding Natural Beauty (AONB), Conservation Area or adjacent to a Listed Building.

5.3 The site is located in the built up area of Little Chalfont where extensions to existing dwellings are acceptable in principle subject to complying with the relevant Policies of the Development Plan.

Raising the quality of place making and design

Core Strategy Policies:

CS4 (Ensuring that the development is sustainable)

CS20 (Design and environmental quality)

Local Plan Saved Policies:

GC1 (Design of development throughout the district)

GC4 (Landscaping throughout the district)

H13 (Extensions to dwellings in the built-up areas excluded from the Green Belt and in Policy GB4 and GB5 areas in the Green Belt - general policy)
H15 (Design and siting of extensions throughout the district)

- 5.4 Local Plan Policy GC1 refers to the design and appearance of the development and requires all proposals to be assessed with regard to the scale of development, height, siting and relationship with adjoining boundaries and highway, car parking, materials, form, detailing of building work in sensitive locations and design against crime.
- 5.5 Local Plan Policy H13 states that extensions to dwellings within built-up areas will be acceptable providing that the character and appearance of the street scene would not be adversely affected. Additionally, Policy H15 requires that extensions respect the scale and proportion of the existing dwelling, with external materials that should harmonise well with the existing dwelling.
- 5.6 The site lies in a Suburban typology area, as defined in the Council's Townscape Character Study, 2017. These areas are generally characterised by predominantly detached and semi-detached houses with regular building lines and spacing between buildings. Front gardens are typically planted and some roads have formal tree planting, where this forms an important part of the character. The Study notes a general level of consistency still exists along individual roads, especially in more modern developments where original buildings have not been replaced.
- 5.7 The single storey rear extension is modest in size and subservient in scale to the host dwelling, being in situ of the existing rear conservatory. It is noted that the proposed extension would be flanked by neighbour single storey rear built forms either side of the applicant site. Furthermore, it would not be visible in the street scene and represents a proportionate increase in size compared to the existing dwelling and would not be overly large relative to the plot size. It is considered to conform to the general vernacular of the dwelling of which has existing flat roofed dormers, as such the extension would not be at odds with the host dwelling in terms of design.
- 5.8 Given the rear siting of the extension and setback nature of the dwelling, it is considered that it would integrate satisfactorily and would not adversely affect the character and appearance of the street scene. It is noted that the Parish Council does not object to the proposal.

Amenity of existing and future residents

Local Plan Saved Policies:

H13 (Extensions to dwellings in the built-up areas excluded from the Green Belt and in Policy GB4 and GB5 areas in the Green Belt - general policy)
H14 (Safeguarding the amenities of neighbours in relation to extensions throughout the district)

- 5.9 The adopted Residential Extensions and Householder Development SPD states that developments should not dominate neighbouring properties, or result in important windows serving habitable rooms being presented with a building

that appears visually intrusive or overbearing. A development should also not appear overbearing or visually intrusive when from neighbouring dwellings and/or their garden.

- 5.10 Furthermore, Local Plan Policy GC3 refers to the protection of amenities throughout the district. It states that where amenities are impaired to a significant degree, planning permission will be refused.
- 5.11 In terms of the impact upon residential amenities, the site is flanked by neighbouring dwellings located to the east and west. Consideration has been given to ensure minimal impact is presented to neighbouring occupiers.
- 5.12 In respect to the flank neighbouring dwellings, both these dwellings have existing single storey rear built forms. Given the single storey nature of the extension and the slight set back of the host dwelling compared to rear elevations of the flanked neighbouring dwellings, the extension is considered proportional to the existing dwelling and would not appear significantly overbearing or obtrusive in nature as it would not extend significantly further than the neighbouring rear built forms. In respect to the patio/bifold doors, given that these will be rear facing, no concerns are raised in respect to potential instances of overlooking or a reduction in privacy for neighbouring properties.

Transport matters and parking

Buckinghamshire Parking Guidance September 2015

- 5.13 Off-road parking is available to the front of the dwelling with an existing front area of hardstanding. The extension would provide extended kitchen and living room areas, as such will not introduce additional habitable rooms that would require additional off-road parking. No concerns are therefore raised as the current parking arrangement meets the standards.

6.0 Weighing and balancing of issues / Overall Assessment

- 6.1 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.
- 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. In this case, the Applicant was kept updated throughout the course of the application.

**8.0 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 materials to be used in the external construction of the development hereby permitted shall match the size, colour and texture of those of the existing building.
Reason: To ensure that the external appearance of the enlarged building is not detrimental to the character of the locality.
- 3. 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>
07 Jun 2021	101
07 Jun 2021	102 B
07 Jun 2021	2021-1026-201
07 Jun 2021	2021-1026-202
07 Jun 2021	2021-1026-203

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

APPENDIX A: Consultation Responses and Representations

Councillor Comments

Not applicable.

Parish Council Comments

Little Chalfont Parish Council (received 1st July 2021):

“No objection.”

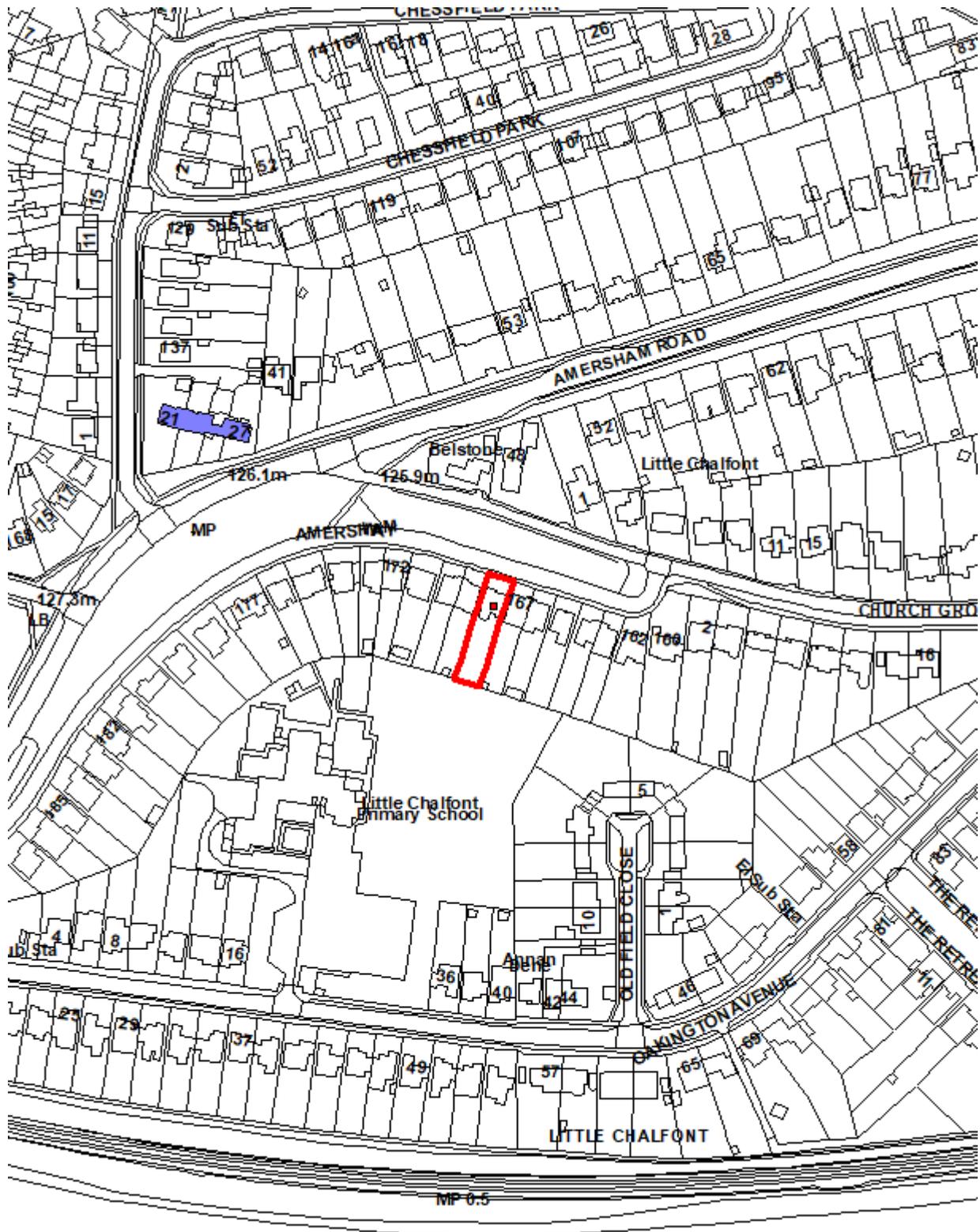
Consultation Responses

None received.

Representations

None received.

APPENDIX B: Site Location Plan



Do not scale – this map is indicative only

Reproduced from the Ordnance Survey map with permission of the Controller of Her Majesty's Stationary Office © Crown Copyright 2012. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Buckinghamshire Council, PSMA Licence Number 100023578