



Report to West Area Planning Committee

Application Number:	21/06577/FUL
Proposal:	Demolition of existing dwelling and erection of replacement dwelling with parking and amenity space
Site Location:	Silver Birches Hawks Hill Bourne End Buckinghamshire SL8 5JQ
Applicant:	Mr and Mrs Drayton
Case Officer:	Ian Zabala-Beck
Ward(s) affected:	The Wooburns, Bourne End & Hedsor
Parish-Town Council:	Wooburn And Bourne End Parish Council
Date valid application received:	19th May 2021
Statutory determination date:	14th July 2021
Recommendation:	Approval

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 Planning permission is sought for the; Demolition of existing dwelling and erection of replacement dwelling with parking and amenity space.
- 1.2 Concerns have been raised with regards to ground levels and the resultant overall height of the proposed dwelling, this has been communicated with the agent.
- 1.3 The applicant is Cllr Penny Drayton (The Wooburns, Bourne End and Hedsor), as such the application is automatically called in to planning committee to be determined.
- 1.4 Recommendation – approval

2.0 Description of Proposed Development

- 2.1 The application site falls within the Bourne End and Wooburn settlement Boundary and consists of a single residential unit. The site is accessed via a private road, east of Hawks Hill and serves 6 properties. The row of neighbouring properties all have varying plot sizes and are varying property types, therefore there is no uniformity within the immediate locale. The land levels of the area slope downwards from Hawks Hill (highway) down towards Samarra, which is the last property within the row of properties of the private road. The sloping land levels are also reflected within the application site.

- 2.2 The existing property is a detached bungalow sited in the eastern half of the plot, the proposed two storey dwelling is shown to be sited in a similar position. The proposed dwelling has a similar footprint to the existing dwelling and has a flat roof design. Existing footprint: approximately 130 sqm, Proposed footprint: 158 sqm.
- 2.3 The proposed dwelling is in essence two cubes linked by the entrance hallway and upper landing area and comprises of: Ground floor; boot room, W.C., coat cupboard, games room, office, gym, wine cellar, bike store and open plan dining/lounge/kitchen area. First floor; 5 bedrooms, 2 bathrooms and 1 en-suite.
- 2.4 The proposed property measures: D: 8.6m x W: 26.6m (including single storey element) x H: 5.6m.
- 2.5 The existing dwelling (about 37.50 FFL) is located at a slightly lower level than the drive (average 37.80) by about 300mm and about 200mm above the levelled terrace to the west (average 37.30). The proposed Finished Floor Level is 37.21 but that would result in the proposed building being approx. 0.5 metres taller than the ridge height of the existing dwelling. Officers are of the opinion that it should be no higher than the existing and should take advantage of the slope to cut into the hillside by that 0.5 metres with a FFL of 36.70. These measurements can be discussed at planning committee.
- 2.6 The proposed finishes to the dwelling consist of render to ground floor and composite timber cladding to the first floor.
- 2.7 The application is accompanied by:
- a) Application form
 - b) Proposed plans
 - c) Site and location plans
 - d) Ecological Assessments
 - e) Ecology – emergence survey
 - f) Ecology and Trees checklist
 - g) Photos – 3D images
 - h) Planning Statement

3.0 Relevant Planning History

3.1 Insert relevant planning history for the site:

Reference	Development	Decision	Decision Date
21/05002/FUL	Demolition of existing dwelling and construction of replacement dwelling with retaining wall, alterations to existing driveway and turning point	WDN	11 February 2021

4.0 Policy Considerations and Evaluation

Wycombe District Local Plan (August 2019): CP1 (Sustainable Development), CP3 (Settlement Strategy), CP4 (Delivering Homes), DM33 (Managing Carbon Emissions, Transport and Energy Generation)

DSA: DM1 (Presumption in favour of sustainable development)

- 4.1 This area of Hawks Hill is an existing residential area (Zone B) and within Bourne End and Wooburn settlement boundary. Given this location, there is no objection to new dwellings in principle, provided any proposal meets all of the relevant criteria contained in development plan policy relating to the visual impact of the development in the locality and having due regard to the amenities of neighbouring residential properties.

Transport matters and parking

Wycombe District Local Plan (August 2019): CP7 (Delivering the infrastructure to support growth), DM33 (Managing Carbon Emissions, Transport and Energy Generation)

DSA: DM2 (Transport requirements of development sites)

- 4.2 The application site is located on a private lane which is accessed via Hawks Hill, a C-classified road subject to a speed restriction of 30mph.
- 4.3 The application proposes the demolition of the existing dwelling and garage and the erection of a replacement dwelling. The existing access arrangements are to remain with no changes proposed.
- 4.4 The County Highways department have been consulted and are satisfied that the proposed parking area can provide the optimum level of parking for this dwelling in accordance with the *Buckinghamshire Countywide Parking Guidance* policy document, which is 3(no) spaces – no objection or conditions raised.

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), DM34 (Delivering Green Infrastructure and Biodiversity in Development), DM35 (Placemaking and Design Quality)

DSA: DM11 (Green networks and infrastructure), Housing intensification SPD, Householder Planning and Design Guide SPD.

- 4.5 The proposed development would be located on the western side of Hawks Hill accessed via a private road. The proposed replacement dwelling would be constructed in a similar position to the existing, and would not extend beyond the established building line displayed in the street scene.
- 4.6 The replacement dwelling would comprise of a box style two storey property with a flat roof and finished in half render, half-timber cladding to replace the existing bungalow. The proposed dwelling would have a height of 5.6m on a slightly larger footprint than the existing dwelling. The distances to all boundaries would also be similar to that of the existing dwelling.
- 4.7 The street scene of the Private Road is made up of a mixture of dwelling types and architectural styles and materials. The street scene lacks consistency whereby the proposed demolition of the existing dwelling would not harm the architectural composition of the immediate locality. There are varying changes in ground levels between the properties from east (highest) to west (lowest).
- 4.8 The proposed dwelling is two stories (height: 5.6m) and replaces a single storey property (height: 5.1m). The proposal would therefore be visually more dominant than the existing dwelling which is recessive in nature due to its small scale and pitched roof. Its modern design size, location and use of materials will all draw the eye so that the replacement would have a more dominant appearance within the plot, and upon the locality.

- 4.9 The use of part render and timber cladding are already evident within the area and therefore these materials are not uncharacteristic within the locale. Modern designs are not unacceptable and the building would not necessarily dominate its surroundings. However, locating it near the highest point in the plot and not cutting it into the slope fails to take advantage of the slope to reduce the overall impact of the proposal.
- 4.10 The scheme would benefit from being set lower, approximately 0.5m, in to the gradient of the land to mitigate the height issue and thus be similar in height to the existing dwelling. The agent has been made aware of this, but no amendments have been received.
- 4.11 The difference between the FFL figures of the agent and officers is approx. 0.5 metres, we are looking for a FFL of 36.70 and the agent is suggesting a FFL of 37.21. Therefore, the upper floor of the building will not only be much bulkier it will be half a metre higher than the existing. We recommend that if the scheme were to be approved, a condition should be imposed that requires the FFL to be at 36.70.

Amenity of existing and future residents

Wycombe District Local Plan (August 2019): DM35 (Placemaking and Design Quality), DM40 (Internal space standards)
Housing intensification SPD

- 4.12 The proposed development is considered to achieve more than adequate internal accommodation and external amenity space.
- 4.13 Given the proposed positioning and siting of the dwelling it is not considered that it would result in any loss of light but may visually create an overbearing appearance for neighbouring properties, specifically The Chalet and Samarra on the western boundary, as these properties are at a lower ground level to the application site.

Environmental issues

Wycombe District Local Plan (August 2019): CP7 (Delivering the infrastructure to support growth), DM20 (Matters to be determined in accordance with the NPPF)

- 4.14 The site does not lie within an Air Quality Management Area, however all dwellings are expected to help to reduce the carbon footprint of the area and therefore a 32-amp electric car charging point should be available in the parking area. This can be controlled by condition.

Flooding and drainage

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

- 4.15 The site is not within a Flood Risk Zone.
- 4.16 The agent has submitted the following information within the planning statement: Data held by the Environment Agency indicates that the site is – for fluvial flooding purposes – located in Flood Zone 1 and, therefore, suitable as a matter of principle for residential development. Furthermore, that data indicates that the site is not subject to surface water flooding, nor potential flooding as a result of a reservoir breach. Accordingly, there are not considered to be any flooding constraints/limitations to the proposed development.

- 4.17 The LLFA has been consulted on the application and concluded that because the site is considered to be small scale minor, the LLFA will not be making any comments, it therefore falls to the planning department to ensure that the development does not increase the potential for flooding in the local area.
- 4.18 Provided re-use, infiltration or a combination of both is used, then the development will not result in the increase in flood risk elsewhere. If re-use or on site infiltration methods are subsequently shown not to be possible then the developer will need to demonstrate why this is not possible and how they intend to ensure that the risk of flooding elsewhere will not be increased due to the development. This can be dealt with by way of a planning condition.

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)

- 4.19 The Council's Ecological Officer has been consulted on the application and provided the following comments:
- i. The ecological surveying has found that there are no likely to be no protected species which would be directly impacted upon by the proposals.
 - ii. The footprint of the proposed building is only marginally larger than the existing and so if the ecological mitigation and enhancement measures which are proposed in the Ecological reports are properly incorporated I am sure there is sufficient scope to achieve a biodiversity net gain.
 - iii. The ecological mitigation and enhancement measures which are recommended in the ecological reports need to be formalised through condition, to ensure there is agreement on exactly what will be incorporated.
 - iv. Suggested condition: A scheme to mitigate against potential harm to protected species and compensate for the loss of features of ecological value on the site and to provide ecological enhancement shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any development on the site. The details can be based on the recommendations of the submitted Cherryfield Ecology reports but must be specific about proposals including a plan showing locations of features. All works shall then proceed in accordance with the approved scheme with any amendments agreed in writing. The measures contained within the scheme shall thereafter be retained on site unless otherwise approved in writing by the Local Planning Authority.
Reason: to ensure that the development safeguards protected wildlife and achieves a net gain in biodiversity.

Building sustainability

Wycombe District Local Plan (August 2019): DM41 (Optional Technical Standards for Building Regulations Approval)

- 4.20 It is considered necessary to condition water efficiency in accordance with Policy DM41.

Infrastructure and Developer Contributions

- 4.21 The development is a type of development where CIL would be chargeable.

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 (2021) 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 site assessment. The applicant/agent was informed of the council's concerns and how they could be overcome but amendments were not received.

7.0 Recommendation: Permission

- 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 01, 01A, 02, 04 and P100; 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 Notwithstanding any indication of materials which may have been given in the application, a schedule and/or samples of all surfacing materials shall be submitted to and approved in writing by the Local Planning Authority before any work to the finished surfaces of the development takes place. Thereafter, the development shall not be carried out other than in accordance with the approved details.
Reason: To secure a satisfactory appearance.

- 4 Notwithstanding any indication of materials which may have been given in the application, a schedule and/or samples of the materials and finishes for the development shall be submitted to and approved in writing by the Local Planning Authority before any work to the external finish of the development takes place. Thereafter, the development shall not be carried out other than in accordance with the approved details.
Reason: To secure a satisfactory external appearance.
- 5 The development hereby approved shall store all additional runoff within the site and either reuse it or release it into the ground through infiltration. Where the additional runoff is not to be re-used or on-site infiltration methods are not proposed, details of how the risk of flooding elsewhere will not be increased shall be submitted to and approved by the local planning authority prior to any development taking place. The approved details shall thereafter be implemented prior to the development being brought into use and thereafter managed and maintained for the lifetime of the development.
Reason: To ensure that the development does not increase the risk of flooding elsewhere
- 6 Prior to the occupation of the development hereby permitted, 1 electric vehicle 32 amp charging point must be installed. Thereafter the electric vehicle charging points must be maintained in full working order for the lifetime of the development.
Reason: To assist in the reduction of air pollution from vehicular traffic by facilitating the use of electric vehicles to reduce the negative impact on the health of residents living within the Air Quality Management Area and to meet the requirements of Policies CP12 and DM33 in the adopted Wycombe District Local Plan (2019).
- 7 The development, hereby permitted, shall be designed and constructed to meet a water efficiency standard of 110 litres per head per day.
Reason: In the interests of water efficiency as required by Policy DM41 (Optional Technical Standards for Building Regulations Approval) of the Local Plan.
- 8 A scheme to mitigate against potential harm to protected species and compensate for the loss of features of ecological value on the site and to provide ecological enhancement shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any development on the site. The details can be based on the recommendations of the submitted Cherryfield Ecology reports but must be specific about proposals including a plan showing locations of features. All works shall then proceed in accordance with the approved scheme with any amendments agreed in writing by the Local Planning Authority. The measures contained within the scheme shall thereafter be retained on site unless otherwise approved in writing by the Local Planning Authority.
Reason: To ensure that the development safeguards protected wildlife and achieves a net gain in biodiversity.
- 9 The levels of the development hereby permitted, shall adhere to the following:
 - a) That the finished floor level of the dwelling hereby permitted shall be 36.70 AoD(N)
 - b) Prior to the commencement of development, details of any changes to the existing ground levels from those shown on the Topographic Plan 01A (Groundsurveys Ltd dated December 2014), together with any retaining walls, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall only be carried out in accordance with the approved details.

Reason: To reduce the impact of the development upon the character and appearance of the area.

- 10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order), no development falling within Classes A, D and E of Part 1 of Schedule 2 shall be carried out without the prior, express planning permission of the Local Planning Authority.

Reason: In order that the Local Planning Authority can properly consider the effect of any future proposals on the character and amenity of the locality.

INFORMATIVE(S)

- 1 In accordance with paragraph 38 of the NPPF (2021) 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.

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 instance the applicant/agent was updated of any issues after the initial site assessment. The applicant/agent was informed of the council's concerns and how they could be overcome but amendments were not received.

APPENDIX A: Consultation Responses and Representations

Councillor Comments

No comments received.

Parish/Town Council Comments

No comments received.

Consultation Responses

Highways Department – no objection or conditions

Control of Pollution – no objection

LLFA – comment of no comment received

Ecological Officer – no objection subject to condition

Representations

Representations

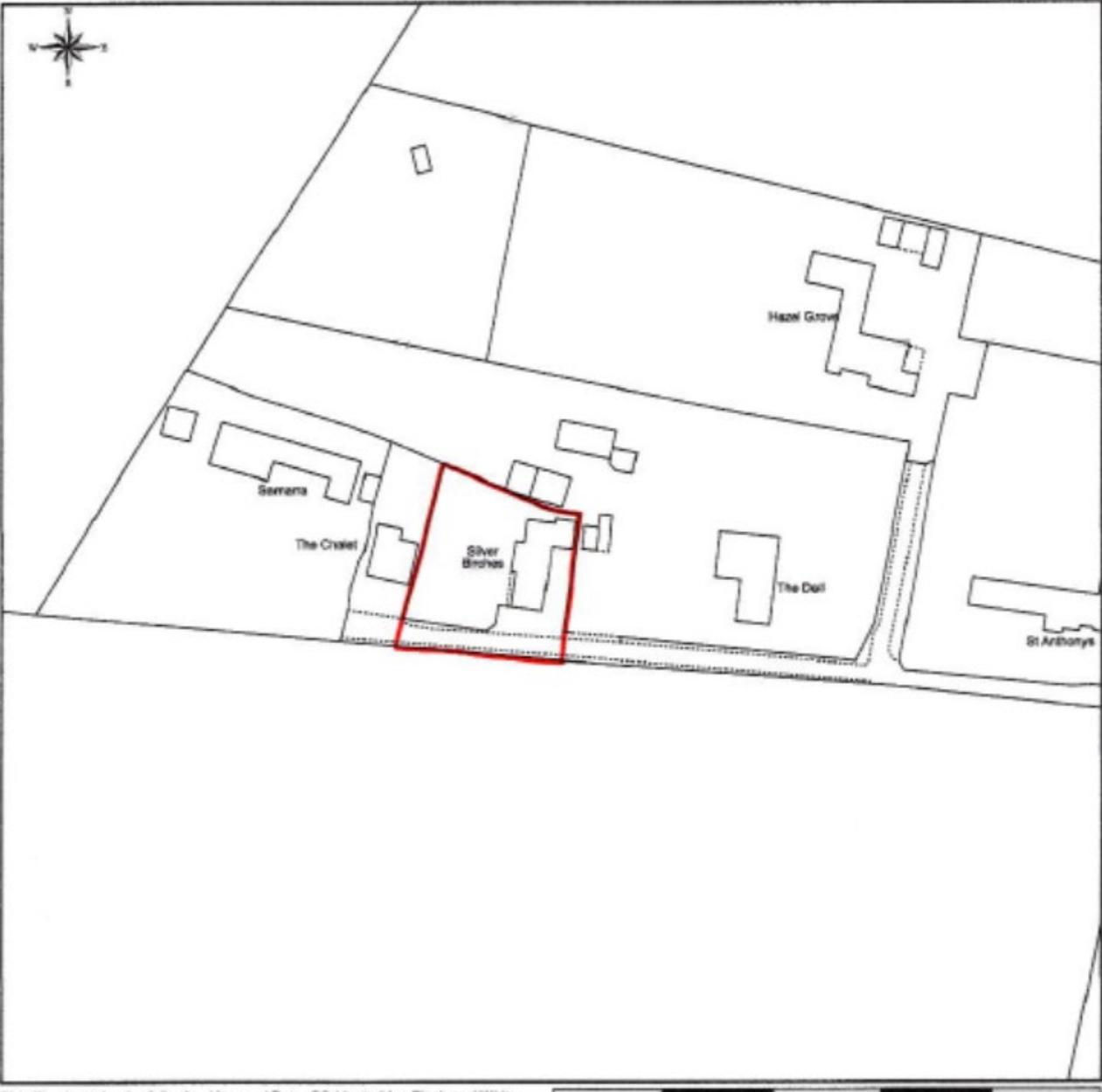
2 comments have been received supporting the proposal:

- Contemporary design is individual and unique and is in keeping with the wide and mixed range of styles in this location.
- Materials will blend in with the countryside/semi-rural nature
- Positive/Attractive improvement

3 comments have been received objecting to the proposal:

- Privacy/Overlooking
- Light/Overshadowing
- Noise/Disturbance
- Out of character
- Overbearing appearance
- Increases surface water run off
- Access during and after construction
- Design/appearance/materials

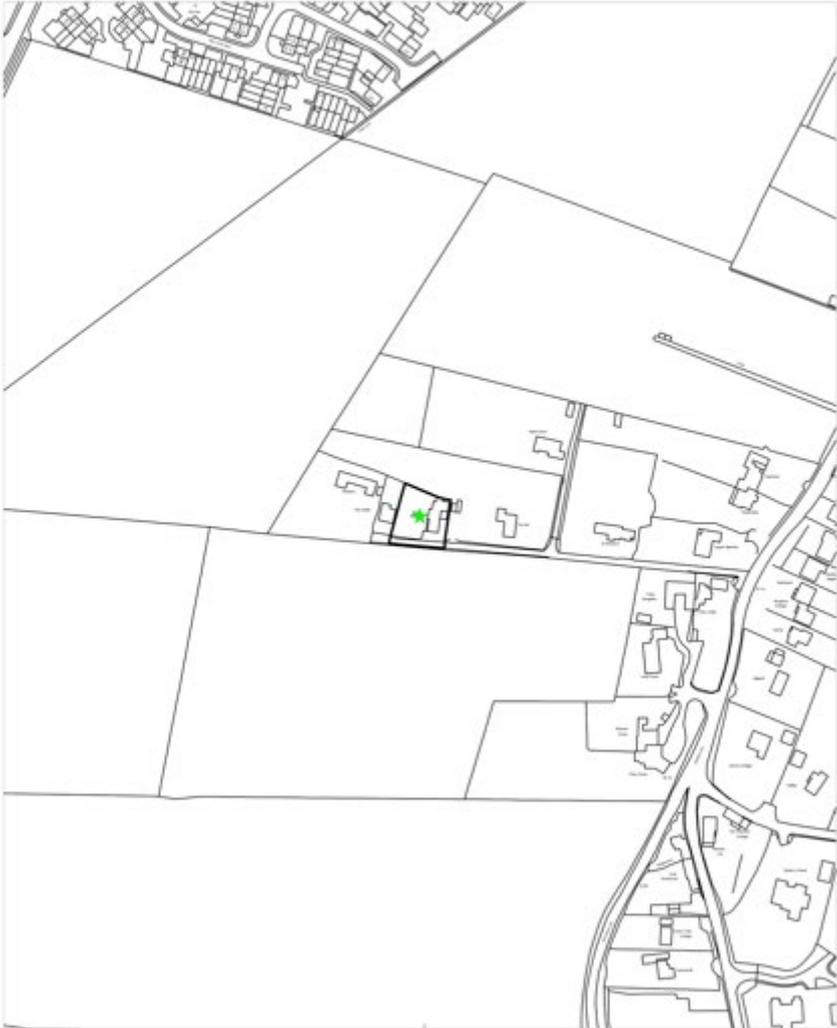
APPENDIX B: Site Location Plan



This Plan includes the following | Issued Date: 05 March 2010 | Black and White

APPENDIX B: Site Location Plan

21/06577/FUL
Scale 1/2500



Planning Committee
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Ordnance Survey 100062456