



## Report to South Area Planning Committee

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<b>Application Number:</b>	PL/21/1785/FA
<b>Proposal:</b>	Demolition of single storey rear projection (unlisted building within a Conservation Area) and erection of single storey rear extension, alterations to roof including insertion of 2 rear rooflights, rendering of walls and adjustments to the existing parking arrangements.
<b>Site location:</b>	Victoria Cottage High Street Taplow Buckinghamshire SL6 0EX
<b>Applicant:</b>	Ms Emily Tam
<b>Case Officer:</b>	Alex Armour
<b>Ward affected:</b>	Cliveden
<b>Parish-Town Council:</b>	Taplow Parish Council
<b>Valid date:</b>	20 May 2021
<b>Determination date:</b>	2 September 2021
<b>Recommendation:</b>	Conditional permission

### 1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 Permission is sought for the demolition of the existing single storey rear extension, new single storey rear extension, alterations to the roof including new chimneys, new roof design and rooflights, and a new parking arrangement.
- 1.2 The application has been called in by Taplow Parish Council and by Councillor Chhokar.
- 1.3 The Parish raised concerns with regards to loss of hedging and the impact upon the conservation area, green belt and the amenity of a neighbouring resident.
- 1.4 Councillor Chhokar raised concerns regarding the impact upon the Conservation Area, street scene, Green Belt and residential amenities.
- 1.5 The recommendation for the application is that conditional permission is granted.

### 2.0 Description of Proposed Development

- 2.1 The application site relates to a dwelling located within the Taplow Village Conservation Area, adjacent to a listed building and within the Metropolitan Green Belt. The street

scene and wider area is characterised by dwellings of traditional appearance and modest scale reflective of the area's designation as a Conservation Area. The dwelling presently benefits from a flat roofed rear element at first floor and a small protruding ground floor element.

2.2 The application is accompanied by:

- a) Heritage and Design Statement
- b) Ecology Report
- c) Product Data Sheet for K Rend, LW1, Lightweight Render
- d) Location and Site Plan

2.3 Amended Plans

- a) 20A059/PL04 C – Proposed Floor and Roof Plans
- b) 20A059/PL05 D – Proposed Elevations.

2.4 Amended plans were received over the course of the application proposing the introduction of two internal chimneys following a request by the Council's Heritage Officer.

### **3.0 Relevant Planning History**

3.1 ER/835/63 - Single storey rear extension - Permission granted (Relates to neighbouring dwelling Rose Cottage).

3.2 ER/1038/65 – Two storey rear extension. – Refused Permission.

3.3 1213/72 – First floor rear extension. – Conditional Permission.

### **4.0 Summary of Representations**

4.1 Four letters of objection have been received. The main points are summarised as follows:

- Proposal would overshadow Wee Cottage and Rose Cottage as a result of roof alterations
- Significant visual impact on Conservation Area as a result of increasing density
- Considers that the dwelling has already been significantly extended past that permissible under Green Belt policy
- Loss of hedge
- Noise, disturbance and safety issues caused by construction. Requesting a condition restricting hours of delivery

### **5.0 Policy Considerations and Evaluation**

- National Planning Policy Framework (NPPF), February 2019.
- Planning Practice Guidance
- National Design Guidance, October 2019
- South Bucks Core Strategy Development Plan Document - Adopted February 2011
- South Bucks District Local Plan - Adopted March 1999 Consolidated September 2007 and February 2011;
- South Bucks District Local Plan Appendix 5 (Conservation Areas)
- South Bucks District Local Plan Appendix 6 (Parking standards)
- Draft Chiltern and South Bucks Local Plan 2036.
- South Bucks District Council Residential Design Guide Supplementary Planning Document (SPD) - Adopted October 2008
- Chiltern and South Bucks Townscape Character Study 2017

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

## **Principle and Location of Development**

Local Plan Saved Policies:

GB1 (Green Belt boundaries and the control over development in the Green Belt)

GB10 (Extensions to dwellings in the Green Belt)

H12 (Self-contained residential annexe to provide ancillary accommodation)

- 5.1 Paragraph 137 of the National Planning Policy Framework (NPPF) states that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. Paragraph 149 of the NPPF sets out that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this include the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. Furthermore, guidance for Policy GB10 of the Council's Local Plan (adopted March 1999) states that "Extensions, which together with all previous extensions, are not of a small scale in relation to the original dwelling will be considered unacceptable in the Green Belt. In this connection, extensions or alterations which would result in the original dwelling having increased its floor space by more than half will not be regarded as small scale".
- 5.2 In this instance it is noted that objections from the Parish and neighbouring residents have been received with regards to the dwelling's impact upon the Green Belt noting that the dwelling had previously been extended. For the purposes of this assessment, the original dwelling is considered to be the dwelling as existing in 1948.
- 5.3 The planning history for Victoria Cottage indicates that in 1965 an application (reference: ER/1038/65) for a first floor side/rear extension was refused permission. Subsequent to this, in 1972 an application (reference: 1213/72) was approved for a similar scheme. The Council's records do not include any further planning applications for extensions to this property. If the 1972 permission was considered to be the only previous extension to the original dwelling the cumulative increase from the currently proposed extension would be 23.1%.
- 5.4 The Parish Council and the occupants of the neighbouring property at Rose Cottage have raised concern that the Council's records do not include all the post 1948 extensions to the dwelling and that it has been extended beyond 50% such that it should not be extended further. In support of this the occupants of Rose Cottage state that the previous owners of Victoria Cottage told them that the property was extended in three phases. They state that in 1963 the structure of Victoria Cottage included only the original two-up two-down house and a small projection on the left rear side of the property (in the location of the current toilet) and it did not include the flat roofed element. They state that the evidence for this comes from a planning application made for Rose Cottage in 1963 (reference: ER/149/63) which including plans showing the footprint of Victoria Cottage. They also state that the 1972 application for Victoria Cottage (reference: ER/1213/72), likely replaced that small projection to create what is now the kitchen area and downstairs toilet, the storage area and the bathroom on the first floor.

- 5.5 It is noted that Planning Application ER/149/63 relating to Rose Cottage does show an indicative footprint of Victoria Cottage the building having a broadly square shape and a smaller rear projection to the rear. However, this plan does not show definitively what the internal configuration of the building was or the amount of accommodation that existed at first floor level at this time. The plans for the 1972 application are more detailed and show that the flat roof element along the right hand side of the rear of the building existed at this time. The planning history does not therefore clearly indicate when the flat roof part of the building was constructed. However, it is acknowledged that the flat roofed elements of the dwelling are less traditional in appearance than the other pitched roof elements of the dwelling, which suggests that these do constitute an extension, although it is not possible from the evidence to determine with certainty as to whether these works took place before 1948.
- 5.6 Notwithstanding the above, based on the information available, if the first floor flat roof element and ground floor rear projection were to be included as part of the post 1948 extensions to Victoria Cottage, the original dwelling would have had a floor space of approximately 100sqm. The resultant floor space of the dwelling with the extension proposed as part of this application would be approx. 149sqm. This would be below the 50% typically permissible under Local Plan Policy GB10. As such, the proposed development is not considered to constitute a disproportionate addition to the original dwelling and the proposal would meet with the exception to inappropriate development set out in the NPPF and Local Plan Policy GB10.

### **Transport matters and parking**

Core Strategy Policies:

CP7 (Accessibility and transport)

Local Plan Saved Policies:

TR5 (Access, highways work and traffic generation)

- 5.7 Parking standards are taken from the following document: Buckinghamshire Parking Guidance September 2015. Taplow is within zone B (Mid-range population) where guidance requires 2 parking spaces within the curtilage of the application site, which is optimal for a property with 3 bedrooms as proposed.
- 5.8 The existing dwelling presently benefits from one parking bay which is below the two bays required for a three bedroom dwelling. Although no new bedrooms are proposed, the proposal would provide for an additional parking bay bringing the dwelling up to the required two bays.

### **Raising the quality of place making and design/ Historic environment (or Conservation Area or Listed Building Issues)**

Core Strategy Policies:

CP8 (Built and historic environment)

Local Plan Saved Policies:

C1 (Development within a Conservation Order)

EP3 (The Use, Design and Layout of Development)

EP4 (Landscaping)

H10 (Residential areas of exceptional design)

H11 (Alterations and extensions to dwellings)

- 5.9 The application site is located within the Taplow Village Conservation Area and to the south and west lie a pair of listed buildings Wee Cottage and Rose Cottage.
- 5.10 Paragraph 199 of the NPPF advises that great weight should be given to the conservation of a heritage asset, with the weight varying depending on the importance of the asset. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 5.11 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the area. Section 66 of the Act requires that development which affects a listed building or its setting, shall have special regard to the desirability or preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 5.12 Policy C1 of the Local Plan states that development within a Conservation Area that fails to preserve or enhance its character will not be permitted, including views into or out of the Conservation Area. Proposed development within the Conservation Area must also be of a high standard of design sympathetic to the existing building and the Conservation Area as a whole.
- 5.13 Local Plan policy EP3 states that development will only be permitted where its scale, layout, siting, height, design, external materials and uses are compatible with the character and amenities of the site itself, adjoining development and the locality in general. Poor designs which are out of scale or character with the surroundings will not be permitted.
- 5.14 It is noted that representations were received raising concerns with regard to the development's impact upon the Conservation Area. No objection was raised by the Heritage Officer over the course of the application considering the proposal to represent an 'overall improvement', with the proposal being considered to remove an unsympathetic addition to the original dwelling, allowing for the introduction of high-quality materials including a lead-effect roof and chimneys. The ground floor extension is otherwise of a modest scale which would be demonstrably subservient to the main dwelling. Overall, the scale of the proposed single storey extension is considered acceptable and the design approach is in keeping with the two storey element which was considered acceptable in scale by the Heritage Officer. It is considered reasonable to include a condition requiring further details of the fenestration.
- 5.15 It is noted that objection was received in regards to the loss of hedging. However, only part the existing hedge would be removed and it is not considered that this would result in a level of harm that would justify refusal of the application. It is also noted that the Council's Heritage Officer has not raised objections to the loss of this feature. As such the proposal is considered to preserve the character and appearance of the Conservation Area and the adjacent listed buildings. The proposal would comply with Section 66 and 72 of the Planning and Listed Buildings Act 1990, Paragraph 199 of the NPPF and C1 of the Local Plan.

### **Amenity of existing and future residents**

Local Plan Saved Policies:

EP3 (The use, design and layout of development)

EP5 (Sunlight and daylight)

H11 (Alterations and extensions to dwellings)

- 5.16 Local Plan policy EP3 requires regard to the amenities of adjacent properties. Policy EP5 states that development will be permitted only if it would provide for adequate daylight, and where possible sunlight, to reach into spaces around and between buildings and other physical features and would not result in a significant loss of daylight or sunlight to adjacent buildings or land.
- 5.17 It is noted that objection was received in regards to the impact upon the amenities of the neighbouring dwelling, Rose Cottage.
- 5.18 With regards to the proposed ground floor extension, this would be of comparable depth to the existing protruding element when seen from Rose Cottage. Although the height would increase by approx. 0.5m when taking into account the modest depth of the extension, it is not considered that this would appear overbearing.
- 5.19 With regards to the works proposed within the roof, particularly the infill to facilitate a flatted element. It is noted that objection was raised to a similar proposal under ER/1038/65 due to concerns regarding Rose Cottage. Nevertheless, since ER/1038/65, Rose Cottage has benefited from extensions under 16/01764/FUL which have re-orientated the positions of habitable room windows such that outlook would not be significantly compromised by the proposed works. It is noted that the proposal would increase the scale of the flank elevation when using the rear amenity space at Rose Cottage, however, this would still remain below the ridge height and there would be little impact when perceived from the main amenity space adjacent to Rose Cottage.
- 5.20 As a result of the positioning of the proposed extensions, it is not considered that the proposed development would impact upon the amenity spaces of the northern neighbour.
- 5.21 In terms of overlooking, the proposed development would allow for no new openings to the flank boundaries, and the positioning of the first floor rear opening is considered as comparable to that of the existing opening as such little impact regarding overlooking is considered to result. As such subject to appropriate conditions, the development is considered as acceptable regarding the impact upon neighbouring amenities.

## **Ecology**

Core Strategy Policies:

CP9 (Natural environment)

CP13 (Environmental and resource management).

- 5.22 Over the course of the application, bat roost assessments and surveys were completed which found no evidence of bat roosting activity. Bat presence was not found. As such, no objections raised in respect of ecology subject to a condition requiring the development to be carried out in accordance with the recommendations in the submitted report.

## **Other matters**

- 5.23 Disruption / noise / disturbance / congestion during the construction phase will unfortunately occur, however it is not considered to constitute a reason for refusal to prevent development as it is only a temporary effect. When considering the scale of the

proposal the suggested condition is not considered as reasonable, and an informative drawing the applicant's attention to the Considerate Constructors initiative is recommended.

## **6.0 Weighing and balancing of issues / Overall Assessment**

- 6.1 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
- 6.2 It is considered that a fair and reasonable balance would be struck between the interests of the community and the human rights of the individuals concerned in the event planning permission being granted in this instance.

## **7.0 Working with the applicant / agent**

- 7.1 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.
- 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.
- 7.3 In this instance amended plans were submitted during the course of the application which introduced chimneys.

## **8.0 Recommendation:**

**Conditional permission**, subject to the following conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning from the date of this decision notice. (SS01)  
Reason: To comply with the provisions of Section 91(1) (a) of the Town and Country Planning Act 1990 (or any statutory amendment or re-enactment thereof).
2. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be as shown on the approved plans and the application form.  
Reason: To safeguard the visual amenities of the area. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)
3. No windows shall be inserted at or above first floor level in the flank elevation(s) of the extensions hereby permitted. (SD05)  
Reason: To prevent overlooking and loss of privacy in the interests of the amenities of the adjoining property. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)

4. The roof area of the rear extension hereby permitted shall not be used as a balcony, roof garden, sitting out area or similar amenity area without the grant of further specific permission from the Local Planning Authority. (SD11)  
Reason: To preserve the privacy and amenities of the adjacent property occupiers. (Policies EP3 and H11 of the South Bucks District Local Plan (adopted March 1999) refer.)
5. The proposed development shall be constructed in accordance with the recommendations of the ecological impact assessment prepared by ECOSA and received 16/07/21.  
Reason: In the interests of improving biodiversity in accordance with NPPF and Core Policy 9 of the South Bucks Core Strategy (2011) and to ensure the survival of protected and notable species protected by legislation that may otherwise be affected by the development.
6. No development shall take place until details of the newly proposed fenestration, including rooflights, has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.  
Reason: To safeguard and enhance the visual amenities of the locality. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)
7. The development to which this planning permission relates shall be undertaken solely in accordance with the following drawings:

**List of approved plans:**

**Received Plan Reference**

2 Sep 2021	20A059/PL05 D
2 Sep 2021	20A059/PL04 C
20 May 2021	20A059/PL01 A

**INFORMATIVE(S)**

1. Due to the close proximity of the site to existing residential properties, the applicants' attention is drawn to the Considerate Constructors Scheme initiative. This initiative encourages contractors and construction companies to adopt a considerate and respectful approach to construction works, so that neighbours are not unduly affected by noise, smells, operational hours, vehicles parking at the site or making deliveries, and general disruption caused by the works.

By signing up to the scheme, contractors and construction companies commit to being considerate and good neighbours, as well as being clean, respectful, safe, environmentally conscious, responsible and accountable. The Council highly recommends the Considerate Constructors Scheme as a way of avoiding problems and complaints from local residents and further information on how to participate can be found at [www.ccscheme.org.uk](http://www.ccscheme.org.uk). (SIN35).

2. You are advised that consent under the Building Regulations may be required for the proposed development and the Building Control Unit at the Council should be contacted in this regard. (SIN41)
3. 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.southbucks.gov.uk/CIL-implementation> or contact 01494 732792 for more information.

## **APPENDIX A: Consultation Responses and Representations**

### Parish Council Comments:

(28/06/21) - Taplow Parish Council makes further comment on this application. Our earlier objection identified the scale of extension relative to the permitted 1948 baseline as being of concern but we did not have any specific reference data. The information submitted by previous owners of the house now supports our concern. However, we are not aware of what earlier planning data the Council may hold or what level of credence is normally attached to single individual submissions. We also raised concerns over the impact within the Taplow Village Conservation Area, in particular that of loss of hedging but also the potentially overbearing nature of an extension in this very densely packed corner of the road. Much recent government policy has been dismissive of the significance of CAs allowing many other policies to overrule CA criteria (the recent changes to Permitted Development Rights for example) and we are unclear as to the general views of Bucks Planning in support of CAs. For both of the above reasons Taplow Parish Council think that the application should be considered by the Planning Committee and we accordingly request its call in.

(10/06/21) - The application refers rather coyly to "adjustments to the front hedge". This presumably means its removal to allow an additional car onto the property. We are well aware of the narrow nature of the High Street and concerns for parking but it can be seen from the supplied photos that the front elevation of the property is very materially enhanced by the hedging in its Conservation Area setting and its removal would be a loss to the visual amenity of the CA. Extracts from the Taplow Village Conservation Area Character Appraisal Chapter 5 p10 "...properties are shielded from view by trees and hedges, contributing to the feeling of privacy and seclusion" "The slopes and curves of all the roads lead the eye to provide views within the conservation area which are stopped by buildings, boundary walls, trees or hedges" P11 "Trees, walls and hedges, the narrowness of the street, and the closeness of the buildings, all contribute to the feeling of intimacy and enclosure." P18 "Other cottages which make a positive contribution to character include Victoria Cottage..." Additionally we request that the total size of the proposed works are checked against the 1948 reference base used to assess permitted expansion areas.

### Heritage Officer:

Thank you for consulting the heritage team in respect of the above application.

The application building is adjacent to two listed buildings (LB), Wee Cott & Rose Cott and The Porches, which are both Grade II Listed. The site is also within the Taplow Conservation Area (CA).

Therefore, the heritage assessment is the impact on the setting of the listed building, along with any impact on the character and appearance of the conservation area.

The current application has been submitted subsequent to a request for pre-application advice where a heritage response was provided by the Council's former principal heritage officer Matthew Crook.

Due to the time restraints of this consultation request the site has not been visited.

However, from the information available on the files the proposal has included the recommendations made by Mr Crook at the pre-app stage.

Overall, the scale of the proposed single storey extension is considered acceptable and the design approach is in keeping with the two storey element.

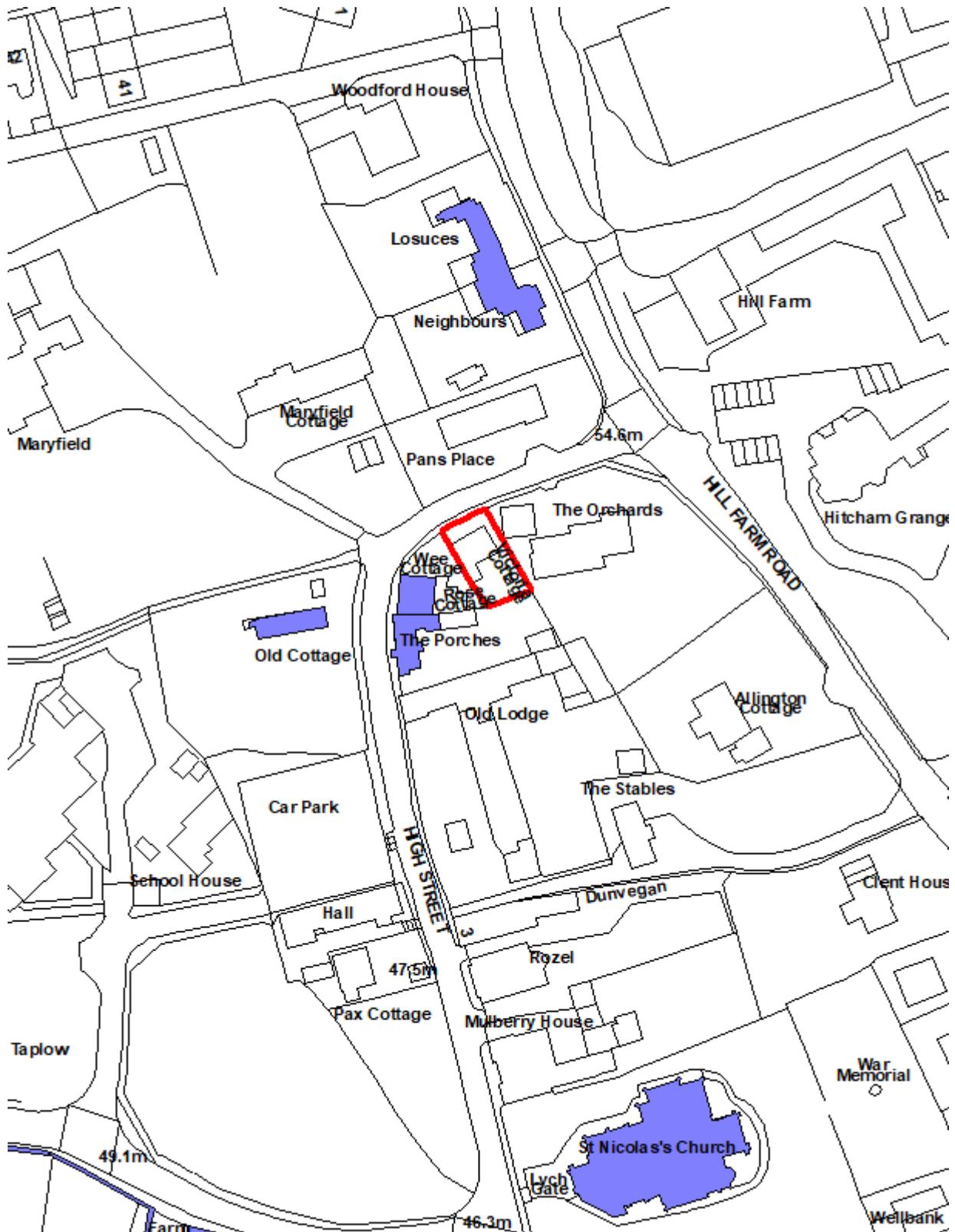
In regards to the alterations to the existing two storey additions, whilst the increased extent of the flat roof is not ideal there are overall improvements to the appearance of this part of the building.

This includes the use of a leaded effect Sarnafil seamed roof covering across all flat roof sections.

Also the fenestration detail will be significantly improved, with sash windows proposed for the first floor and simplified openings on the ground floor.

Ideally details of any new fenestration, including rooflights should be approved, however this could be agreed via a condition to any approved scheme.

## APPENDIX B: Site Location Plan



Do not scale – this map is indicative only

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