



Report to South Area Planning Committee

Application Number:	PL/21/2574/FA
Proposal:	Conversion of single dwelling house into 3 self-contained flats, two storey side/rear extension, single storey rear extension, front porch and extension to vehicular access
Site location:	18 Chesterton Green Beaconsfield Buckinghamshire HP9 1RE
Applicant:	Mr Amir
Case Officer:	Matthew McKane
Ward affected:	Beaconsfield
Parish-Town Council:	Beaconsfield Town Council
Valid date:	28 th June 2021
Determination date:	5 th November 2021
Recommendation:	Delegate the application to the Director of Planning and Environment to GRANT planning permission subject to the conditions set out in this report and the satisfactory prior completion of a Legal Agreement relating to mitigation of Burnham Beeches SAC. If the Legal Agreement cannot be completed the application be refused for such reasons as considered appropriate.

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 The proposal is for a conversion of single dwelling house into 3 self-contained flats, two storey side/rear extension, single storey rear extension, front porch and extension to vehicular access.
- 1.2 The application is required to be determined by Planning Committee due to a call-in if minded to grant permission by Beaconsfield Town Council on the grounds that the proposal is overdevelopment of a small site.
- 1.3 The proposed development is within the built up area of Beaconsfield where the principle of development is acceptable. Planning permission (reference: PL/21/1228/FA) has previously been granted for extensions to the property and the current proposal shows extensions of the same dimensions, size and scale to those approved as well as the

conversion of the property into 3 flats with the addition of separate entrances to the property and the subdivision of the garden.

- 1.4 The creation of three flats would align with the Government's objective of boosting the supply of homes and also complies with Paragraphs 119 and 124 of the NPPF in making efficient use of previously developed land. It is also considered that the proposal would maintain the character and appearance of the area and would not result in a detrimental impact with regard to residential amenity/waste management, parking & highway safety, trees and landscaping, ecology and flooding risk.
- 1.5 The proposal would therefore constitute sustainable development. There are no policies that protect areas or assets of particular importance, that provide a clear reason for refusing the development proposed and there are no adverse effects of the proposal that would significantly and demonstrably outweigh the benefits of providing two additional residential units.
- 1.6 Recommendation – Delegate the application to the Director of Planning and Environment to GRANT planning permission subject to the conditions set out in this report and the satisfactory prior completion of a Legal Agreement relating to mitigation of Burnham Beeches SAC. If the Legal Agreement cannot be completed the application be refused for such reasons as considered appropriate.

2.0 Description of Proposed Development

- 2.1 The proposal relates to the conversion of the single dwelling house into 3 self contained flats, a two storey side/rear extension, a single storey rear extension, a front porch and an extension to the existing vehicular access.
- 2.2 The application site is located within a predominantly residential location. The host property is two storey semi-detached property, sited within an irregular shaped plot facing onto green space. The wider area is composed of dwelling houses of a similar scale and design to the application site. The Townscape Character of the area is defined as Planned Suburban.
- 2.3 The application is accompanied by:
 - a) Design & Access Statement
- 2.4 plans:
 - a) 21/AMIR/101 PL – Proposed drawings including: front, rear, side elevations, ground and first floor plan, block/roof plan, site location plan, site plan.

3.0 Relevant Planning History

- 3.1 PL/21/1228/FA – Part single/part two storey side and rear extension, single storey front extension and extension of existing vehicular access.

4.0 Summary of Representations

- 4.1 16, 18 Chesterton Green objects to the proposal on the following grounds:
 - Inadequate parking.
 - Residential amenity impacts - Privacy issues.
- 4.2 The Beaconsfield Society objects to the proposal on the following grounds:
 - Overdevelopment.

- Poor design/ Out of character with neighbourhood by converting one semi into three.
- Negative impact on Burnham Beeches Area of Conservation.
- Application is not policy compliant.

5.0 Policy Considerations and Evaluation

- National Planning Policy Framework (NPPF), February 2021
- 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 6 (Parking standards)
- 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
- Burnham Beeches Special Area of Conservation (SAC) Mitigation Strategy, March 2020

Principle and Location of Development

Core Strategy Policies:

CP1 (Housing provision and delivery)

Local Plan Saved Policies:

H9 (Residential development and layout)

- 5.1 The site is located within the developed area of Beaconsfield where new residential development and extensions can be acceptable provided that it does not adversely affect any interests of acknowledged importance, which include factors such as character and appearance of the area, and amenity of neighbouring properties.
- 5.2 In addition to the above, Section 11 of the NPPF encourages local planning authorities to make an effective use of land. Paragraph 119 of the NPPF states that planning policies and decisions should promote an effective use of land in meeting needs for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 5.3 Paragraph 124 of the NPPF highlights that planning decisions should support development which makes the efficient use of land, taking into account; housing need, local market conditions, availability and capacity of infrastructure, maintaining the area's prevailing character and securing well-designed places.
- 5.4 This application site does not fall within a Residential Area of Exceptional Character. The Chiltern and South Bucks Townscape Character Study does designate this site as having a 'Planned Suburban' typology, however it is not considered that this designation prevents the introduction of additional residential development, provided it would not adversely affect the character and appearance of the site or locality in general.
- 5.5 In summary, the site is located within the developed area of Beaconsfield where new residential development and extensions are considered acceptable subject to other material planning considerations such as the impact on the character area and neighbouring residential amenities. Furthermore, the proposal would align with the aims

of the NPPF in providing additional homes, making effective and efficient use of land and achieving sustainable development. The increase in the number of homes is considered to weigh in favour of the proposal and should be afforded limited weight in the planning balance.

Transport matters and parking

Core Strategy Policies:

CP7 (Accessibility and transport)

Local Plan Saved Policies:

TR4 (Provision for those with special needs)

TR5 (Access, highways work and traffic generation)

TR7 (Traffic generation)

- 5.6 Highways officers responsible for parking and highways safety raise no objection to the proposed development, subject to conditions requiring prior to occupation, the altered access, car parking layout, cycle storage provision be carried out in accordance with approved plans.
- 5.7 In accordance with the Buckinghamshire Countywide Parking Guidance the parking standards for this development is four vehicular parking spaces. The applicant is providing a total of three vehicular parking spaces, which amounts to one per flat. Whilst this does represent a shortfall of one space, the Highway Officer has stated that given the highly sustainable location of the site and the provision of sufficient cycle storage, the provision of one space per flat would be acceptable in this instance and that this provision would not result in a detriment to highway safety or convenience.
- 5.8 Dangerously parked cars or idled vehicles blocking the free flow of traffic including for emergency vehicles is an offence which may be a police matter. Highways officers consider that any increase in vehicular movements as a result of the proposal can be accommodated on the highway network.
- 5.9 The proposal is therefore not considered to give rise to any parking or highway safety issues that would warrant the refusal of planning permission in this instance. This would have neutral weight in the planning balance.

Raising the quality of place making and design

Core Strategy Policies:

CP8 (Built and historic environment)

Local Plan Saved Policies:

EP3 (The Use, Design and Layout of Development)

EP4 (Landscaping)

EP6 (Designing to Reduce Crime)

H9 (Residential development and layout)

H11 (Alterations and extensions to dwellings)

- 5.10 The NPPF (2021) at paragraph 126 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Paragraph 130 states that developments, among other requirements, should function well and add to the overall quality of the area, should be visually attractive as a

result of good architecture, layout and landscaping, and should be sympathetic to local character and history.

- 5.11 Local Plan Policy H11 refers to alterations and extensions to dwellings and in regards to design, states that the extension would be integral to the dwelling and would harmonise with the existing building in terms of scale, height, form and design whilst Local Plan Policy EP3 further emphasises on this point and states that development will only be permitted where its scale, layout, siting, height, design, external materials and use are compatible with the character and amenities of the site itself, adjoining development and the locality in general. Finally, Local Plan policy H9 requests proposals that would be compatible with the character of the surrounding area in terms of density, layout, design, height, scale, form and materials. In assessing compatibility, the council will have particular regard to the size, shape of the site and its physical characteristics.
- 5.12 The extensions to the main building under this application would be of the same dimensions, size and scale as the extensions to the main property that were recently granted planning permission under planning reference number PL/21/1228/FA, with the only difference between proposals being the conversion of the property into 3 flats, additional separate entrances to the property (doors), internal layout changes and the subdivision of the garden into three separate amenity spaces. The conversion of the dwelling to three separate flats would therefore not involve any further major external works, only the installation of additional entrance doors to facilitate access. As such, the proposed conversion to three flats would not result in a significantly different appearance when the building is viewed within the context of the street scene in comparison to planning application approval reference number PL/21/1228/FA.
- 5.13 In terms of the resultant buildings acceptability in terms of scale, layout, siting, height, design, form, external materials have already been established by the recent planning approval under reference number PL/21/1228/FA. A sufficient amount of amenity garden space would be retained post development for the occupiers of the building and it is considered that an adequate level of spaciousness is retained between the proposed building and the flank boundaries and neighbouring buildings, subsequently it is considered that the proposed building should not appear over bearing or obtrusive within the street scene. As such, it is considered that the resultant building would not look too large for the site or for the locality in general and it would not appear as a cramped or overdevelopment of the site.
- 5.14 It is acknowledged that the proposal would increase the density of the site when compared to the immediately surrounding residential properties. However, it is considered that new development of whatever density should not be viewed in isolation. Considerations of design and layout must be informed by the wider context, having regard not just to immediate neighbouring buildings, but the townscape and landscape of the wider locality. As such, it is considered that the density figure cannot be looked at in isolation and the impact on the character and appearance of the locality must be carefully assessed, especially in light of the fact the proposal promotes sustainable and efficient use of land. In terms of the physical built form that is being proposed, it is considered that the proposed building maintains the layout of the existing and surrounding development by maintaining the appearance of a semi-detached building fronting onto Chesterton Green.
- 5.15 The parking area to the front would be the same as that approved under planning permission PL/21/1228/FA and would create a be similar amount of hardstanding to other

properties within the locality. Overall therefore, it is considered the proposed parking arrangements would not adversely impact upon the character or appearance of the area.

- 5.16 Whilst the subdivision of the garden into three separate spaces does not follow garden arrangements within the vicinity this would not be readily visible from within the public realm and is not considered to have any detrimental impact on the character and appearance of the area sufficient enough to withhold planning permission.
- 5.17 Overall, it is considered that the proposed development, would not adversely impact upon the character or appearance of the site or locality in general, nor would it prejudice the specific characteristics of the area as set out in the Townscape Character Study. As such the proposal would achieve a suitably high standard of design which accords with policy EP3, H11 & H9 of the Local plan and with the aims of the NPPF. This would have neutral weight in the planning balance.

Amenity of existing and future residents

Local Plan Saved Policies:

EP3 (The use, design and layout of development)

EP5 (Sunlight and daylight)

HP9 (Residential layout and design)

- 5.18 The NPPF requires a high standard of amenity for existing and future occupiers are secured from planning proposal. Local Planning policies not adversely affect the amenities of nearby properties through over dominance, loss of privacy, loss of light.
- 5.19 In terms of the resultant buildings acceptability in terms of the proposals residential amenity impact towards neighbouring properties has been established by the recent planning approval under reference number PL/21/1228/FA due the proposal being of a similar size, scale and design as previously approved.
- 5.20 The proposed building would not breach the 45 or 60 degree rules when being viewed from the nearest habitable front and rear facing windows of neighbours to either side. Consequently, it is considered that the resulting development would not have an adverse impact on the amount of sunlight or daylight that neighbouring properties would receive to habitable rooms.
- 5.21 Concern has been raised with regards to overlooking of neighbouring properties from rear facing second floor windows. When taking into account the positioning of the rear windows at first and second floor levels, it is considered that they would afford only views expected and accepted for properties in developed residential areas and would be similar to that of the existing dwelling. With regards to neighbours to either side views would remain oblique, and neighbouring views to neighbouring properties to the rear would be mitigated by distance. It would be reasonable and necessary to add a condition that the first floor side elevation window serving a W/c be obscured and non-opening below an internal height of 1.7m in the interests of mutual privacy with neighbours.
- 5.22 When taking into account the juxtaposition of the application dwelling and neighbours to either side, and the layout of neighbouring properties it is considered that the proposal will not result in significant additional overshadowing of key amenity areas or habitable rooms, and that the extensions would not appear over dominant or obtrusive when viewed from these areas neighbouring properties.
- 5.23 Overall, the proposed development is not considered to result in any significant degree of residential amenity harm towards neighbouring properties or sites that would warrant the

refusal of planning permission in accordance with Policies EP3, EP5 & H9 of the Local plan & aims of the NPPF. This would have neutral weight in the planning balance.

Future residents

- 5.24 It is also necessary to consider the residential amenity of future occupants of the proposed flatted development. The proposed flats meet with the requirements of the Technical housing standards - nationally described space standard (2015). The proposed flats would be adequately spacious, and benefit from private rear amenity spaces each individual flat for its residents.
- 5.25 The layout arrangement of each flat would provide windows sufficient outlook and allowing natural light in, on balance it is not considered that unacceptable adverse harm to amenity would result. Future occupiers of the flats would be aware of the amenity arrangement towards the rear of the site before purchasing and therefore overall on balance it is not considered that unacceptable adverse harm to amenity would result. This would have neutral weight in the planning balance.

Environmental issues

Core Strategy Policies:

CP9 (Natural Environment)

CP13 (Environmental and resource management)

Local Plan Saved Policies:

EP3 (The use, design and layout of development)

EP16 (Hazardous substances)

Burnham Beeches

- 5.26 Core Policy 9 of the adopted Core Strategy sets out that the highest priority will be given to the integrity of Burnham Beeches Special Area of Conservation (SAC). Para 3.3.11 of the Core Strategy also states that "where a specific development could result in significant effects on the SAC, a Project level (regulation 48) HRA will need to be carried out by the developer when the planning application is submitted to determine whether mitigation measures are required." This is also consistent with Section 15 of the NPPF relating to 'Conserving and enhancing the natural environment'.
- 5.27 Natural England has been consulted on this application and raises concerns regarding the impact on the Burnham Beeches SAC. Natural England state that when there is sufficient scientific uncertainty about the likely effects of the planning application under consideration, the precautionary principle is applied to fully protect the qualifying features of the European Site designated under the Habitats Directive.
- 5.28 Due to new evidence on the impacts of recreational and urban growth at Burnham Beeches SAC carried out by Footprint Ecology, Natural England recognises that new housing within 5.6km of the Burnham Beeches SAC can be expected to result in an increase in recreation pressure. The 5.6km zone represents the core area around the SAC where increases in the number of residential properties will require Habitats Regulations Assessment. Mitigation measures will be necessary to rule out adverse effects on the integrity of the SAC from the cumulative impacts of development.
- 5.29 Impacts to the SAC as a result of increasing recreation pressure are varied and have long been a concern. These impacts, which have the potential to adversely affects its interest features, include:

Contamination (e.g. dog fouling, litter, spread of plant pathogens);

Increased fire risk;
Trampling/wear (e.g. loss of vegetation, soil compaction, erosion, damage to trees from climbing);
Harvesting (e.g. fungi, wood);
Difficulties in managing the site (e.g. maintaining the grazing regime);
Disturbance (e.g. affecting the distribution of livestock and deer).

- 5.30 Natural England confirm that, in light of the new evidence relating to the recreation impact zone of influence, planning authorities must apply the requirements of The Conservation of Habitats and Species Regulations 2017 (as amended), to housing development within 5.6km of the SAC boundary. The authority must decide whether a particular proposal, alone or in combination with other plans or projects, would be likely to have a significant effect on the SAC.
- 5.31 Given the above, the Council has carried out an Appropriate Assessment for the proposed development. This concludes that without mitigation measures the development is likely to have a significant effect upon the integrity of the SAC with the result that the Council would be required to refuse this planning application.
- 5.32 In order to mitigate such impacts, the Council has adopted a Strategic Access Management and Monitoring Strategy (SAMMS) and the Council's approach is set out in the Burnham Beeches Special Area of Conservation (SAC) Mitigation Strategy SPD (adopted March 2020). The Council consider that the SAMMS, which is supported by Natural England, is robust and capable of mitigating the likely significant effects of the proposal over 500 metres and up to 5.6 kilometres provided the proposal pays a contribution towards the SAMMS.
- 5.33 The applicant has agreed to enter into a legal agreement to secure the financial contribution. In light of this, the proposal would on completion of the legal agreement satisfactorily mitigate its impacts on Burnham Beeches SAC, remaining compliant to Core Policy 9 of the South Bucks Core Strategy (adopted February 2011) and Section 15 of the NPPF. This would have neutral weight in the planning balance.

Waste Management

- 5.34 The application is for extensions and conversion of the dwelling house into 3 flats which would require additional bins. It is noted that the bins would typically reside within the site and be presented to the sites frontage on collection day as per the current arrangements. This intensification in use is not considered to give rise to any detrimental impact on toward the general amenity if the area. This would have neutral weight in the planning balance.

Flooding and drainage

Core Strategy Policies:

CP13 (Environmental and resource management)

- 5.35 In accordance with the NPPF Paragraph 167, it is considered that a flood risk assessment is not required as part of this application as the development is located on land less than 1ha and the site is located within flood risk zone 1, which is least likely to be at risk from flooding events.
- 5.36 The hardstanding proposed would be permeable block paving and therefore no discernible amount of water runoff toward the highway is considered to occur as a result.
- 5.37 Drainage/guttering details is controlled through building regulations during the construction of development.

5.38 The proposal is considered compliant with the NPPF. This would have neutral weight in the planning balance.

Landscape Issues

Core Strategy Policies:

CP9 (Natural environment)

Local Plan Saved Policies:

EP3 (The use, design and layout of development)

EP4 (Landscaping)

5.39 The site is not located within a conservation area and, and trees on the site and on adjacent sites do not have tree protection orders attached. The landscaping changes to the front of the site involves additional hardstanding and the general amenity of the area would not be unduly harmed as a result of the proposal.

5.40 A detailed landscape scheme can be secured by way of condition, in order to ensure that sufficient levels of natural vegetation and landscaping are incorporated and compliment the proposed development whilst enhancing the character of the local area.

5.41 It is considered the aims of EP4 are therefore achieved from the proposal as the impact on trees and landscaping is negligible. This would have neutral weight in the planning balance.

Infrastructure and Developer Contributions

Core Strategy Policies:

CP6 (Local infrastructure needs)

5.42 The development is a type of development where CIL would be applicable.

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 Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development which for decision taking means approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and

demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

- 6.4 It is acknowledged that the council cannot demonstrate a 5 year supply in the South Bucks Area and paragraph 11(d) of the NPPF is engaged.
- 6.5 As set out above it is considered that the proposed development would accord with development plan policies, and the site's proposed development will make effective and efficient use of previously developed land.
- 6.6 Housing delivery is a strategic aim of the Core Strategy. The proposed development would make a positive contribution to the Council's housing needs and supply. This housing provision represents a benefit that weighs in favour of the proposal.
- 6.7 Compliance with Core Strategy and Local Plan policies have been demonstrated in terms of visual impact, preserving residential amenities, parking and access, flooding, and conserving and enhancing the natural environment, however these do not represent benefits of the scheme but rather demonstrate an absence of harm to which weight should be attributed neutrally.
- 6.8 In terms of applying paragraph 11d of the NPPF it is concluded that there are no policies that protect areas or assets of particular importance, that provide a clear reason for refusing the development proposed and there are no adverse effects of the proposal would significantly and demonstrably outweigh the benefits of providing two additional units.
- 6.9 Taking all of the above into account it is considered that the proposal would provide for a sustainable form of development that meets the requirements of the NPPF and relevant Development Plan policies.
- 6.10 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 (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 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 the proposal was considered acceptable based on the information provided at the point of submission to the Council and no amendments to the proposal was therefore sought during the course of the application.

8.0 Recommendation: Delegate the application to the Director of Planning and Environment to GRANT planning permission subject to the conditions set out in this report and the satisfactory prior completion of a Legal Agreement relating to mitigation of Burnham Beeches SAC. If the Legal Agreement cannot be completed the application be refused for such reasons as considered appropriate.

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 external construction of the development hereby permitted shall match those stated on the application form and approved plans.
Reason: To ensure that the external appearance of the dwelling is not detrimental to the character of the locality.
3. Prior to occupation of the development the existing means of access shall be altered in accordance with the approved drawing and constructed in accordance with Buckinghamshire County Council's guide note "Private Vehicular Access Within Highway Limits" 2013.
Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development.
4. Prior to occupation of the development space shall be laid out within the site for parking for cars and bicycles in accordance with the approved plans. This area shall be permanently maintained for this purpose.
Reason: To enable vehicles to draw off and park clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway and to encourage the use of sustainable modes of transport.
5. Notwithstanding any indications illustrated on drawings already submitted, prior to occupation of the proposed development details of a scheme of landscaping including details of soft landscaping to be planted at the front of the site shall be submitted to and approved in writing by the District Planning Authority. None of the trees, shrubs or hedgerows shown for retention shall be removed or felled, lopped or topped within a period of five years from the date of this permission, without the prior written permission of the Local Planning Authority. (NT01)
Reason: To ensure satisfactory landscaping of the site in the interests of visual amenity of the Area Tree Preservation Order and locality in general. (Policies EP3 and EP4 of the South Bucks District Local Plan (adopted March 1999) refer.)
6. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the development hereby permitted or the substantial completion of the development, whichever is the sooner. Any trees, hedgerows or shrubs forming part of the approved landscaping scheme which within a period of five years from the occupation or substantial completion of the development, whichever is the later, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. (NT02)
Reason: To ensure a satisfactory and continuing standard of amenities are provided and maintained in connection with the development. (Policies EP3 and EP4 of the South Bucks District Local Plan (adopted March 1999) refer.)
7. Prior to occupation of the development, further details (floor, elevations, roof plan, material details) of the cycle stores hereby approved shall be submitted to and approved in writing by the local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the character and appearance, visual amenity of the locality and in the interests of proper planning.

8. 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>
28 June 2021	21/AMIR/101 PL

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. (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.

4. It is an offence under S151 of the Highways Act 1980 for vehicles leaving the development site to carry mud onto the public highway. Facilities should therefore be provided and used on the development site for cleaning the wheels of vehicles before they leave the site.
5. No vehicles associated with the building operations on the development site shall be parked on the public highway so as to cause an obstruction. Any such wilful obstruction is an offence under S137 of the Highways Act 1980.
6. The applicant is advised that a licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the highway. A period of 28 days must be allowed for the issuing of the licence, please contact the Area Manager at the following address for information or apply online via Buckinghamshire County Council's website at <https://www.buckscc.gov.uk/services/transport-and-roads/licencesand-permits/apply-for-a-dropped-kerb/>

APPENDIX A: Consultation Responses and Representations

Councillor Comments

N/A

Parish/Town Council Comments

We would like to request the latest planning application for the above 18 Chesterton Green, Beaconsfield, be called in for decision by the Buckinghamshire council. On the grounds that it is a gross over development of a small site. Permission has recently been granted for rear and side extensions on this modest semi-detached house but this new application is to convert it into 3 flats with parking for 3 cars at the front, and a garden to be divided into 3 at the back.

Consultation Responses

Highways officers:

(19.07.2021)

Thank you for your letter dated 9th July 2021 with regard to the above planning application.

I note the Highway Authority has provided previous comments for this site, most recently for application no. PL/21/1228/FA (extensions to dwelling and extension to vehicular access), which in a response dated 15th April 2021; the Highway Authority had no objection subject to conditions.

This application seeks permission for the extensions to the existing dwelling as set out in the previously approved application and the conversion of the single dwelling into 3 self-contained flats. In terms of trip generation, having carried out a TRICS[®] assessment, it is expected that the proposed development would result in a slight increase in vehicular movements. I am satisfied that the increase in vehicular movements can be accommodated onto the local highway network.

The existing access is proposed to be extended in width to serve the site. The proposed access must be assessed to ensure it can safely accommodate the additional movements. Having assessed the submitted plans, I am satisfied that sufficient visibility splays can be achieved in line with the likely speeds of vehicles. The extension of the access has already been previously assessed and approved by the Highway Authority and I am satisfied that this assessment still applies.

In line with the Buckinghamshire Countywide Parking Guidance, 4 vehicular parking spaces are required for the proposed site. The applicant is providing a total of 3 vehicular parking spaces, 1 per flat. Whilst this does represent a shortfall of one space, given the highly sustainable location of the site and the provision of sufficient cycle storage, I consider the provision of one space per flat to be acceptable in this instance and I am satisfied that this provision would not result in a detriment to highway safety or convenience.

Mindful of the above, I have no objection to the proposed development, subject to the following conditions being included on any planning consent you may grant:

Condition 1: Prior to occupation of the development the existing means of access shall be altered in accordance with the approved drawing and constructed in accordance with Buckinghamshire County Council's guide note "Private Vehicular Access Within Highway Limits" 2013.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development.

Condition 2: Prior to occupation of the development space shall be laid out within the site for parking for cars and bicycles in accordance with the approved plans. This area shall be permanently maintained for this purpose.

Reason: To enable vehicles to draw off and park clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway and to encourage the use of sustainable modes of transport.

Natural England:

(20.07.2021)

Objection - Further information required to determine impacts on designated sites - development within 5.6 kilometres of Burnham Beeches Special Area of Conservation (SAC)

Within 5.6 Kilometres

Between 500 metres to 5.6km from Burnham Beeches SAC, a Habitats Regulations Assessment is required to determine Likely Significant Effect. Mitigation measures will be necessary to rule out adverse effects on integrity. This should be in line with Adopted Burnham Beeches Avoidance and Mitigation Strategy Supplementary Planning Document (SPD), which requires proposals to;

1. Make financial contributions towards the Burnham Beeches Access Management Scheme, or any subsequent scheme which replaces this; and
2. Demonstrate that no adverse impacts on the SAC will arise as a result of additional visitors to the SAC from the development. Mitigation will need to be determined in agreement with Natural England.

Natural England requires further information in order to determine the significance of these impacts and the scope for mitigation.

Please re-consult Natural England once this information has been obtained.