



Report to South Area Planning Committee

Application Number:	PL/21/3679/FA
Proposal:	First floor extension over existing ground floor
Site location:	68 Vine Road Stoke Poges, Buckinghamshire SL2 4DP
Applicant:	Mr Kam Bharj
Case Officer:	Alex Armour
Ward affected:	Stoke Poges & Wexham
Parish-Town Council:	Stoke Poges Parish Council
Valid date:	20 September 2021
Determination date:	25 November 2021
Recommendation:	Conditional permission

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 The application seeks planning permission for first floor extensions to the rear and side of the dwelling. The extensions would sit above ground floor extensions previously permitted under PL/21/0931/FA.
- 1.2 The dwelling was previously granted planning permission for 'part single/part two storey side extension and single storey front and rear extension and relocation of front door'. This application is differentiated through the addition of a hipped roof first floor element set to the rear/side.
- 1.3 The application was called in by Stoke Poges Parish Council for the following reason;

'This application along with previous applications and requests for variations of conditions makes this dwelling totally out of keeping with the street scene, incongruous and obtrusive. The proposal, is not of a form of development which is compatible with the scale and spacious pattern of development in the surrounding area. As such, the proposal would adversely impact upon this existing character and appearance of the area, contrary to policies EP3 and H9 of the South Bucks District Local Plan (Adopted March 1999) refer). We believe this with previous applications, and requests for variations of conditions will make this dwelling incongruous, bulky and obtrusive. This proposal, if permitted would be likely to act as a precursor of further applications for similar types of development within this part of the Green Belt, which the Planning Authority would find increasingly difficult to resist'.

- 1.4 The proposed development is located within the built up area of Stoke Poges which is excluded from the Green Belt, and is considered to be compatible with the existing dwelling, would not appear as incongruous or out of keeping within the street scene, and would not appear overbearing when viewed from neighbouring dwellings.
- 1.5 The recommendation is that the application is grant Conditional Permission.

2.0 Description of Proposed Development

- 2.2 The application seeks planning permission for a first floor side/rear extension. The proposed extension would be composed of two hipped elements forming a valley set to the rear of a permitted, though not implemented, first floor side extension and above an implemented ground floor rear/side extension.
- 2.3 The application follows a recent permission on site, reference PL/21/0931/FA, granting permission for 'part single/part two storey side extension and single storey front and rear extension and relocation of front door'.
- 2.4 The application site forms the last of a row of dwellings within this part of Vine Road, Stoke Poges. The street scene is designated as Suburban for the purposes of the Chiltern and South Bucks Townscape Character Study. The dwelling is not located within the Green Belt. There are no other relevant constraints upon the site.
- 2.5 There is another application pending consideration on the site, reference PL/21/3891/VRC, this seeks permission for the widening of an existing porch and does not form part of this consideration.
- 2.6 The application is accompanied by:
 - a) Site Plan and Block Plan – SLP1
 - b) Existing Floor Plan –SLP2
 - c) Existing Elevations – SLP3
 - d) Proposed Floor Plan – SLP4
 - e) Proposed Elevations – SLP5
 - f) Existing and Proposed Roof Plan –SLP6
 - g) Location Plan

3.0 Relevant Planning History

- 3.1 PL/19/3648/FA -Erection of a detached outbuilding. – Conditional Permission.
- 3.2 PL/20/3707/PNE - Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for: single storey rear extension (depth extending from the original rear wall of 6.0 metres, maximum height 3.8 metres, eaves height 3.0 metres). – Prior Approval Granted.
- 3.3 PL/21/0931/FA - Part single/part two storey side extension and single storey front and rear extension and relocation of front door. – Conditional Permission.
- 3.4 PL/21/3891/VRC - Variation of condition 5 (approved plans) of planning permission PL/21/0931/FA (Part single/part two storey side extension and single storey front and rear extension and relocation of front door) to allow widening of proposed front porch. – Pending Consideration.

4.0 Summary of Representations

4.1 One letter of objection received, summarised as follows:

- loss of light and privacy
- not in keeping with the street scene
- overbearing

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 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

Local Plan Saved Policies:

H11 (Alterations and extensions to dwellings)

5.1 Though the Parish's concerns regarding the impact upon the Green Belt are acknowledged, the dwelling is actually located outside of the Green Belt within the built up area of Stoke Poges wherein extensions are acceptable in principle.

Transport matters and parking

Core Strategy Policies:

CP7 (Accessibility and transport)

Local Plan Saved Policies:

TR5 (Access, highways work and traffic generation)

5.2 Parking standards are taken from the following document: Buckinghamshire Parking Guidance September 2015. Stoke Poges is within zone B (Mid-range population) where guidance requires 3 parking spaces within the curtilage of the application site, which is optimal for a property with 4 bedrooms as proposed. One bay could be provided within the approved and partially implemented garage, and an additional two bays would be located within the front drive. As such the proposed development would accord with the parking standards.

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)

H11 (Alterations and extensions to dwellings)

- 5.3 Paragraph 130 of the revised NPPF states that planning decisions should ensure that development is visually attractive as a result of good architecture and layout, and sympathetic to local character including the surrounding built environment.
- 5.4 C1 of the National Design Guide places importance on local identity, stating that well-designed new development should respond positively to the features of the site itself and the surrounding context beyond the site boundary. New development should integrate well with the wider surroundings including an understanding of existing built form and layout within the local area.
- 5.5 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.
- 5.6 Local Plan policy H11 sets out criteria for assessment of extensions to residential dwellings. Among other things, it indicates that the extension should be integral to the dwelling, and in harmony with the existing building in terms of scale, height, form and design. In addition, the extension should not have an adverse impact on the character or amenities of the locality in general, and should conform to the guidelines set out at Appendix 8 of the Local Plan.
- 5.7 The advice set out within Appendix 8 states that extensions should normally be indistinguishable from the main dwelling and integrated with it, be in keeping with the local area, and be constructed of materials matching the original dwellinghouse. Extensions are not generally acceptable where there is a clear and visually obvious 'building line' which would be disrupted.
- 5.8 The application site is located within the Suburban character typology area as designated by the Chiltern and South Bucks Character Study 2017. The planning and design principles for such areas state that new development should maintain a consistent building line, style of extensions should be informed by existing buildings, redevelopment of semi-detached houses must ensure coherency between the two halves of the property.
- 5.9 As aforementioned permission has previously been granted for a part single/ part two storey side and rear extension. The officer's report for this permission considered that 'The proposed two storey side extension is considered to relate well to the original dwelling through the use of matching eaves and ridge height, and a roof to pitch reflective of the existing dwelling. As a result of the dwellings positioning and the width of the proposed extension a terracing effect would not occur. The proposed flat roofed side extension would be demonstrably subservient and would be in keeping with the character of other dwellings within Vine Road wherein flat roofed side extensions are common. No objection is raised to the single storey rear/side extension'. As such the proposed extension at first floor level to the side of the building has previously been found acceptable and it is not considered that any objection could be raised to this.
- 5.10 The proposed first floor rear element would be set to the rear of the previously permitted first floor side element. This first floor element would be partially visible in certain views from the west of the existing dwelling however, it would be largely

screened by the existing dwelling and the extensions previously permitted and as such is not considered to constitute an overly prominent addition to the street scene.

- 5.11 The proposed extensions would demonstrate a degree of subservience to the extended dwelling, as a result of the set down from the ridge height of the main dwelling and would not extend across the width of the main dwelling. In addition, the extensions would feature a simple, hipped roof form which would not be out of keeping with the main dwelling.
- 5.12 It is recognised that the existing dwelling has already benefited from a number of extensions. Nevertheless, the dwelling is set within a comparatively large plot and the dwelling would remain in keeping with the street scene. Furthermore, the proposed extensions would be set approx. 5.4m from the boundary shared with no.179 and approx. 17m from the rear elevation of no.179 which would be sufficient to preserve spaciousness on the site.
- 5.13 As such the proposed extensions are considered to accord with Local Plan policies EP3 and H11, the design policies of the NPPF and C1 of the National Design Guide.

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)

- 5.14 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.
- 5.15 It is noted that an objection was received raising concerns with regard to overlooking, overbearing and loss of light.
- 5.16 As aforementioned, the proposed first floor side extension has previously been found acceptable. The proposed extension at first floor would be set approx. 17m from the rear elevation of no.179 the western neighbour and a further 5.4m from the common boundary. The extension would be set no closer than the currently permitted development though, it is recognised as extending across a wider portion of the plot. The rear part of the extension would be set closer to the common boundary shared with no.177, at approx. 1.2m, however, the extensions would extend across only a small portion of this common boundary and are not considered to appear as overbearing. The proposed extensions would also be set away from the flank boundary shared with no.66. As such when considering the scale and positioning of the extensions, and the distances from neighbouring dwellings it is not considered that the proposal would appear as overbearing or give rise to a significant loss of light for neighbouring residents.
- 5.17 The proposed extensions would also feature no flank openings. All other openings would allow for only oblique views of the neighbouring dwelling's amenity spaces. When considering the arrangement of dwellings onsite, and the degree of mutual overlooking anticipated in such areas no objection is raised.
- 5.18 As such the application is considered to accord with Local Plan policies EP3 and EP5.

Infrastructure and Developer Contributions

Core Strategy Policies:

CP6 (Local infrastructure needs)

5.19 The development is a type of development where CIL would not be chargeable.

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 As set out above it is considered that the proposed development would accord with the development plan policies.

6.3 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.

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 match those of the existing building. (SM03)
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 properties. (Policy EP3 of the South Bucks District Local Plan (adopted March 1999) refers.)

4. The development to which this planning permission relates shall be undertaken solely in accordance with the following drawings:

List of approved plans:

<u>Received</u>	<u>Plan Reference</u>
20 Sep 2021	Location Plan
20 Sep 2021	SLP 1
20 Sep 2021	SLP 2
20 Sep 2021	SLP 3
20 Sep 2021	SLP 4
20 Sep 2021	SLP 5
20 Sep 2021	SLP 6

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.

APPENDIX A: Consultation Responses and Representations

Councillor Comments

N/A

Parish/Town Council Comments

19/10/21 - Object, our previous comments apply which were: Object, Policies H9 (a), EP3 and Appendix 8, item 2 and 7.1 all apply. This whole development is urbanising and not in keeping with the current street scene.

20/10/21 - This application along with previous applications and requests for variations of conditions makes this dwelling totally out of keeping with the street scene, incongruous and obtrusive. The proposal, is not of a form of development which is compatible with the scale and spacious pattern of development in the surrounding area. As such, the proposal would adversely impact upon this existing character and appearance of the area, contrary to policies EP3 and H9 of the South Bucks District Local Plan (Adopted March 1999) refer) We believe this with previous applications, and requests for variations of conditions will make this dwelling incongruous, bulky and obtrusive This proposal, if permitted would be likely to act as a precursor of further applications for similar types of development within this part of the Greenbelt, which the Planning Authority would find increasingly difficult to resist.

21/10/21 - Parish Comments: Object, our previous comments apply which were: Object, Policies H9 (a), EP3 and Appendix 8, item 2 and 7.1 all apply. This whole development is urbanising and not in keeping with the current street scene. Agreed to call this in because: This application along with previous applications and requests for variations of conditions makes this dwelling totally out of keeping with the street scene, incongruous and obtrusive. The proposal, is not of a form of development which is compatible with the scale and spacious pattern of development in the surrounding area. As such, the proposal would adversely impact upon this existing character and appearance of the area, contrary to policies EP3 and H9 of the South Bucks District Local Plan (Adopted March 1999) refer) We believe this with previous applications, and requests for variations of conditions will make this dwelling incongruous, bulky and obtrusive This proposal, if permitted would be likely to act as a precursor of further applications for similar types of development within this part of the Greenbelt, which the Planning Authority would find increasingly difficult to resist.